



THE
A-TEAM

**RE/MAX
FIRST**

17 BELGIAN Lane, Cochrane T4C 0M3

MLS® #: **A2181146**

Area: **Heartland**

Listing Date: **11/28/24**

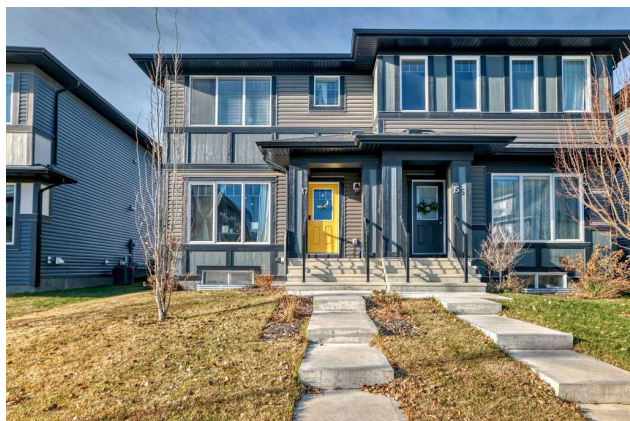
List Price: **\$490,000**

Status: **Pending**

County: **Rocky View County**

Change: **-\$10k, 07-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Cochrane**
Year Built: **2019**

Lot Information
Lot Sz Ar: **3,466 sqft**
Lot Shape:

Access:
Lot Feat: **Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot**
Park Feat: **Parking Pad, Paved**

DOM

126
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey, Attached-Side by Side**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding**
Flooring: **Carpet, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Electric Stove, Microwave, Washer/Dryer, Window Coverings**
Int Feat: **Closet Organizers, Laminate Counters, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Pantry	Main	1`2" x 4`3"	Entrance	Main	4`2" x 6`2"
Living Room	Main	12`6" x 11`11"	Dining Room	Main	10`8" x 6`6"
Kitchen	Main	12`2" x 10`7"	2pc Bathroom	Main	2`6" x 7`10"
Mud Room	Main	3`5" x 8`10"	Other	Main	16`2" x 10`1"
Bedroom	Second	9`11" x 8`1"	Bedroom	Second	8`7" x 9`1"
4pc Bathroom	Second	8`7" x 4`11"	Bedroom - Primary	Second	12`2" x 11`11"
4pc Ensuite bath	Second	6`3" x 4`11"	Walk-In Closet	Second	6`4" x 5`0"

4pc Bathroom
Kitchenette
Laundry

Basement
Basement
Basement

4`11" x 7`8"
12`8" x 11`5"
6`2" x 3`6"

Furnace/Utility Room
Bedroom

Basement
Basement

9`2" x 7`1"
9`1" x 8`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1512636

Zoning:
R-MX

Remarks

Pub Rmks:

Welcome to 17 Belgian Lane, a meticulously maintained home offering both comfort and style. This well-kept property boasts spacious living areas, a beautifully finished basement perfect for additional living or entertainment space, and a well-maintained yard. The home features modern amenities throughout, ensuring a move-in-ready experience. Located in a quiet, friendly neighborhood, it is conveniently close to local shops, schools, and public transportation. With its inviting atmosphere and attention to detail, 17 Belgian Lane is the perfect place to call home.

Inclusions:
Property Listed By:

n/a
Century 21 Bravo Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





