



THE
A-TEAM

**RE/MAX
FIRST**

67 BELGIAN Crescent, Cochrane T4C3C3

MLS®#: **A2184344**

Area: **Heartland**

Listing Date: **12/26/24**

List Price: **\$569,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Cochrane

Abv Sqft:

1,653

Year Built:

2023

Low Sqft:

Ttl Sqft:

1,653

Lot Information

Lot Sz Ar:

2,911 sqft

Lot Shape:

DOM

26

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Back Yard,Cleared,Cul-De-Sac

Park Feat:

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance**

Construction:

See Remarks,Vinyl Siding

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`11"
Dining Room	Main	9`0" x 10`3"
Pantry	Main	4`2" x 4`5"
Laundry	Upper	3`5" x 6`8"
Bedroom	Upper	9`11" x 14`11"
4pc Ensuite bath	Upper	5`3" x 11`10"

Room	Level	Dimensions
Kitchen	Main	17`1" x 15`3"
Living Room	Main	12`1" x 11`2"
Walk-In Closet	Upper	6`2" x 6`8"
4pc Bathroom	Upper	10`1" x 4`11"
Bedroom	Upper	10`8" x 11`8"
Bedroom - Primary	Upper	15`5" x 11`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2211814

Zoning:
R-MX

Remarks

Pub Rmks: **Welcome to Heartland in Cochrane – an exceptional new community designed for those who embrace adventure and the great outdoors. Nestled just minutes from the breathtaking Rocky Mountains, Heartland offers easy access to parks, pathways, top-rated schools, and shopping. This stunning duplex boasts 1,653 square feet of open-concept living space, thoughtfully designed with growing families in mind. Featuring 3 spacious bedrooms and 2.5 bathrooms, this home offers plenty of room for your family to thrive. The convenience of a side entry to the basement and a front double-attached garage adds both functionality and comfort. Enjoy seamless living with a laundry room conveniently located on the second floor, and a main floor accentuated by 9-foot ceilings and elegant quartz countertops throughout. Every detail has been considered to blend style, space, and practicality—creating the perfect foundation for lasting memories. Don't miss out! The adjacent unit, 63 Belgian Crescent is also available for sale. Experience the best of Cochrane living today!**

Inclusions:
Property Listed By: **Additional fridge in the basement
Coldwell Banker YAD Realty**

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











