



THE
A-TEAM

**RE/MAX
FIRST**

63 BELGIAN Crescent, Cochrane T4C3C3

MLS®#: **A2184499**

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:

1,629

Year Built:

2023

Low Sqft:

Ttl Sqft:

1,629

Lot Information

Lot Sz Ar:

2,911 sqft

Lot Shape:

DOM

27

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:

Park Feat:

Cleared,No Neighbours Behind

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

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,See Remarks

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`0"	Kitchen	Main	17`1" x 15`3"
Dining Room	Main	9`0" x 10`3"	Living Room	Main	11`0" x 11`2"
4pc Ensuite bath	Upper	5`3" x 11`9"	Laundry	Upper	3`5" x 6`8"
4pc Bathroom	Upper	10`1" x 4`11"	Bedroom	Upper	10`1" x 13`5"
Bedroom	Upper	10`8" x 10`8"	Bedroom - Primary	Upper	15`4" x 11`9"
Walk-In Closet	Upper	6`1" x 6`8"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2211814

Zoning:
R-MX

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY DECEMBER 29 BETWEEN 12PM-3PM. Welcome home to Heartland in Cochrane! This incredible new community invites you to live your adventure so close to the Rockies and within minutes of great parks, pathways, schools, and shopping! With 1629 square feet of open-concept living space, the home is built with your growing family in mind. This duplex features 3 bedrooms, 2.5 bathrooms, side entry, and a front-attached garage. Enjoy extra living space on the main floor with the laundry room on the second floor. The 9-foot ceilings and quartz countertops throughout blends style and functionality for your family to build endless memories. The adjacent unit (67 Belgian crescent) is also available for sale.**

Inclusions: **none**
Property Listed By: **Realty Executives Pioneers**

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











