



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**23 BELGIAN Court, Cochrane T4C 0M2**

MLS®#: **A2184737**

Area: **Heartland**

Listing Date: **12/31/24**

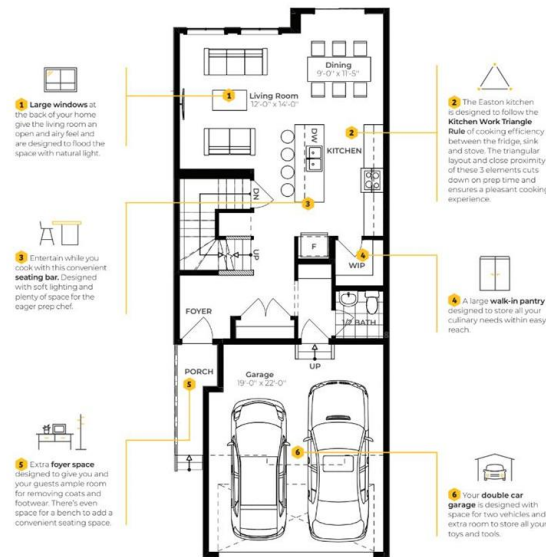
List Price: **\$615,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **3,373 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,661**  
 Low Sqft:  
 Ttl Sqft: **1,661**

DOM

**32**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat:  
 Park Feat:

**Back Lane  
 Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Other**

Construction: **Stucco, Wood Frame**  
 Flooring: **Carpet, Hardwood, Tile**  
 Water Source:  
 Fnd/Bsmnt:  
**Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer**  
 Int Feat: **Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`0" x 14`0"	Dining Room	Main	9`0" x 11`5"

Bedroom - Primary  
Bedroom  
2pc Bathroom  
3pc Bathroom

Upper  
Upper  
Main  
Upper

11'4" x 14'9"  
10'7" x 9'1"

Bonus Room  
Bedroom  
4pc Ensuite bath  
Laundry

Upper  
Upper  
Upper  
Upper

11'4" x 11'4"  
11'6" x 9'4"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
TBD

TBD

Remarks

Pub Rmks: **\*\*Under Construction visit Open House for more information at Greystone showhome - 498 River Ave, Cochrane - Jan. 27th 1-3pm, Jan. 30th 3:30-5:30, Jan. 31st 1:30-4pm and Feb. 2nd 1-4pm \*\* Welcome to the pinnacle of contemporary living in the Easton Model, a 1661 sqft haven with 3 bedrooms and 2.5 baths. The open-concept main floor bathes in natural light, featuring 9-foot ceilings and expansive triple-pane windows that illuminate the gourmet kitchen's sleek quartz countertops. Convenience meets style with a walk-in pantry, and the double attached garage ensures direct access to this modern retreat. Beyond its aesthetic charm, the Easton Model offers a bonus room on upper level and unfinished basement, making it the perfect home that seamlessly combines luxury with functionality. Welcome to the Easton Model—where thoughtful design creates a truly exceptional place to call home.**

Inclusions: **None**  
Property Listed By: **eXp Realty**

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

