



THE
A-TEAM

**RE/MAX
FIRST**

23 BELGIAN Court, Cochrane T4C 0M2

MLS® #: **A2184737**

Area: **Heartland**

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

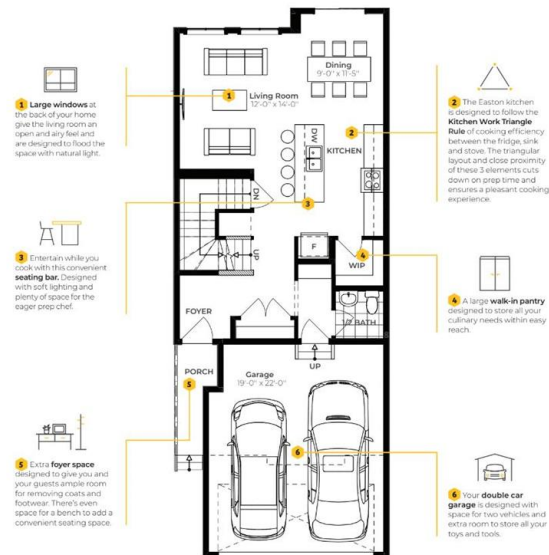
List Price: **\$615,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
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**

Access:
Lot Feat:
Park Feat:

Back Lane
Double Garage Attached

DOM

105

Layout

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

Parking

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

Utilities and Features

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

Construction: **Stucco, Wood Frame**
Flooring: **Carpet, Hardwood, Tile**
Water Source:
Fnd/Bsmt: **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	Upper	11`4" x 14`9"	Bonus Room	Upper	11`4" x 11`4"
Bedroom	Upper	10`7" x 9`1"	Bedroom	Upper	11`6" x 9`4"
2pc Bathroom	Main		4pc Ensuite bath	Upper	
3pc Bathroom	Upper		Laundry	Upper	
Legal/Tax/Financial					

Title:		Zoning:			
Fee Simple		TBD			
Legal Desc:	TBD			Remarks	

Pub Rmks:	**Under Construction ** Open House at Greystone showhome - 498 River Ave, Cochrane - Apr. 17th 3:30-5:30pm, Apr. 19th 1-4pm, Apr. 20th 1-4pm and Apr. 21st 12-4pm ** 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

