



THE
A-TEAM

**RE/MAX
FIRST**

27 BELGIAN Court, Cochrane T4C 0M2

MLS® #: **A2184744** Area: **Heartland** Listing Date: **12/31/24** List Price: **\$620,000**
 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: **3,598 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,722**
 Low Sqft:
 Ttl Sqft: **1,722**

DOM

93
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Hardwood, Tile**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer**
 Int Feat: **Built-in Features, Closet Organizers, 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	45`7" x 36`1"	Kitchen	Main	39`4" x 29`6"
Dining Room	Main	39`4" x 39`0"	Foyer	Main	27`11" x 22`4"
2pc Bathroom	Main	20`1" x 6`11"	Flex Space	Second	31`2" x 29`6"
Bedroom - Primary	Second	55`5" x 40`4"	Walk-In Closet	Second	21`4" x 21`4"
4pc Ensuite bath	Second	32`6" x 16`5"	Bedroom	Second	42`4" x 30`10"
Bedroom	Second	36`1" x 32`2"	Laundry	Second	21`4" x 18`4"
4pc Bathroom	Second	26`3" x 16`5"			

Title:
Fee Simple
Legal Desc:

Zoning:
TBD

TBD

Remarks

Pub Rmks: **** Under Construction visit ** ** Open House at Greystone showhome - 498 River Ave, Cochrane - Apr. 3rd 3:30-5:30pm, Apr. 4th 3:30-5:30pm, Apr. 5th 1-4pm, Apr. 6th 1-4pm ** Welcome to the pinnacle of contemporary living in the Dallas Model, a 1726 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 walkthrough pantry, and the double attached garage ensures direct access to this modern retreat. Beyond its aesthetic charm, the Dallas Model offers a side entrance for potential separate living spaces or private access, making it the perfect home that seamlessly combines luxury with functionality. Welcome to the Dallas Model—where thoughtful design creates a truly exceptional place to call home.**

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

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



