



THE
A-TEAM

**RE/MAX
FIRST**

34 BELGIAN Court, Cochrane T4C 3H5

MLS®#: **A2189016** Area: **Heartland** Listing Date: **01/21/25** List Price: **\$599,900**
 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: **3,021 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,708**
 Low Sqft:
 Ttl Sqft: **1,708**

DOM

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

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
 Int Feat: **See Remarks**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`8" x 11`5"	Dining Room	Main	11`11" x 11`6"
Kitchen	Main	10`10" x 11`3"	Bedroom - Primary	Upper	12`8" x 13`0"
Bedroom	Upper	10`6" x 9`8"	Bedroom	Upper	9`10" x 9`0"
Bonus Room	Upper	10`10" x 13`0"	2pc Bathroom	Main	0`0" x 0`0"

Laundry
4pc Bathroom

Upper
Upper

0`0" x 0`0"
0`0" x 0`0"

5pc Ensuite bath

Upper

0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2410597

Remarks

Pub Rmks: **Home awaits in one of Cochrane's newest communities, Heartland! With tree-lined streets, mountain views, parks and pathways and naturalized amenities, you can have it all! From Akash Homes comes the 'Bedford-Z'; this zero lot line home offers stunning features, quality craftsmanship, and an open-concept floor plan that makes day-to-day living effortless with its functional design. Your main floor offers 9' ceilings, laminate flooring, and quartz counters. You'll enjoy a spacious kitchen with an abundance of cabinet and counter space, soft-close doors and drawers, plus a walk-through pantry! Your living room offers comfort and style, with an electric fireplace and large windows for plenty of natural light. Rest and retreat upstairs, where you'll enjoy a large bonus room plus 3 bedrooms, including a primary suite designed for two with its expansive walk-in closet and spa-inspired ensuite! ****PLEASE NOTE** PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES******

Inclusions: **\$7500 Brick Credit**
Property Listed By: **Century 21 All Stars Realty Ltd.**

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







