



THE
A-TEAM

**RE/MAX
FIRST**

19 BELGIAN Court, Cochrane T4C 3H5

MLS®#: **A2201849** Area: **Heartland** Listing Date: **03/13/25** List Price: **\$640,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **3,373 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,868**
 Low Sqft:
 Ttl Sqft: **1,868**

DOM
23
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

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

Access:
 Lot Feat: **Back Yard,Low Maintenance Landscape**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple** Zoning: **TBC**
 Legal Desc: **2410597**

Remarks

Pub Rmks: ****Under Construction - 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**

**** This brand-new home by Rohit Homes offers a spacious and functional layout, perfect for families. With 3 bedrooms, 2.5 bathrooms, and a double-attached garage, it provides plenty of room for comfort and convenience. The home features 1868 sq ft above grade, with an unfinished basement, with separate side entrance that gives you the freedom to customize and finish it to your liking. The open floorplan seamlessly blends the kitchen, living, and dining areas, making it ideal for entertaining or family gatherings. The modern kitchen comes with an island, offering extra counter space and a great place for meal prep or casual dining. Whether you're hosting a dinner party or enjoying a family meal, this home is designed to accommodate a variety of needs and occasions. Upstairs in this stunning home, you'll find a thoughtfully designed layout that makes the most of the space. The large primary suite is a standout feature, offering a peaceful retreat with plenty of room for relaxation. In addition to the primary suite, there are two good-sized bedrooms that are perfect for children, guests, or even as a home office. The laundry room completes this level of the home. Located in Greystone, this community has it all, great location, access to main highways for access to the mountains to the West and Calgary to the East. Schools, shopping, restaurants and cafes. Don't miss out, book your showing today.**

Inclusions:

Property Listed By:

None

eXp Realty

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



