



**GRASSROOTS**  
REALTY GROUP

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**11 Belgian Court  
Cochrane, Alberta**

**MLS # A2225587**



**\$600,000**

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,732 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Other, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

**\*\* Open House at Greystone showhome - 498 River Ave, Cochrane - July 4th 2-5pm, July 5th 12-4pm and July 6th 12-4pm \*\*** Step into modern elegance with the Dallas Model by Rohit Homes—a beautifully designed detached 2-storey home offering 1,726 sq ft of well-planned living space. Featuring 3 bedrooms, 2.5 bathrooms, and a double attached garage, this home combines functionality, style, and comfort in one seamless package. The open-concept main floor is filled with natural light, thanks to 9-foot ceilings and expansive triple-pane windows. The heart of the home is the stunning gourmet kitchen, showcasing quartz countertops, stylish cabinetry, and a walkthrough pantry that connects directly to the mudroom and garage—perfect for busy family life. A separate side entrance opens up future possibilities for basement development, whether you’re dreaming of a home office, gym, or secondary suite (subject to approvals). Upstairs, you'll find a spacious primary suite complete with a walk-in closet and private ensuite, as well as two additional bedrooms, a full bath, and convenient upstairs laundry. Located in the vibrant community of Heartland, you’ll enjoy quick access to parks, schools, shopping, and major roadways, with the Rocky Mountains just a short drive away. This is more than just a home—it’s a lifestyle upgrade. Book your showing today and experience the Dallas Model for yourself!