



**GRASSROOTS**  
REALTY GROUP

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**15 Belgian Court  
Cochrane, Alberta**

**MLS # A2225591**



**\$599,000**

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,657 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>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

**Inclusions:** None

**\*\* Open House at Greystone showhome - 498 River Ave, Cochrane -July 31st 2&ndash;4pm, August 2nd 1-4pm, August 3rd 1-4pm and August 4th 1-4pm \*\*** Discover the perfect balance of style, space, and functionality in the Easton Model&mdash;a 1,657 sqv ft detached home located in the heart of Heartland. Designed with modern living in min1hg a warm and inviting atmosphere. A welcoming foyer opens into a thoughtfully designed kitchen featuring sleek quartz countertops, a walk-in pantry, and a central island with seatqing&mdash;ideal for casual meals or entertaining guests. The adjoining dining and living areas flow seamlessly, making everyday living both easy and enjoyable. Upstairs, a spacious bonu2s room provides the perfect flex space for a home office, playroom, or media area. The primary suite offers a relaxing retreat with room to comfortably accommodate a king-sized bed, a walk-in closet, and a stylish 4-piece ensuite. Two additional bedrooms, a full bath, and a convenient upstairs laundry room complete the upper level. With a double attached garage and an unfinished basement ready for your personal touch, this home offers both practicality and potential. The Easton Model is where smart design meets contemporary comfort&mdash;an ideal choice for your next chapter in Heartland.