



GRASSROOTS
REALTY GROUP

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**63 Belgian Crescent
Cochrane, Alberta**

MLS # A2227283



\$549,900

Division:	Heartland		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,630 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Cleared		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	NONE		

Welcome home to Heartland in Cochrane! This incredible new community invites you to live your adventure so close to the Rockies and within minutes of great parks, pathways, schools, and shopping! With 1629 square feet of open-concept living space, the home is built with your growing family in mind. This duplex features 3 bedrooms, 2.5 bathrooms, side entry, and a front-attached garage. Enjoy extra living space on the main floor with the laundry room on the second floor. The 9-foot ceilings and quartz countertops throughout blends style and functionality for your family to build endless memories