



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1001, 50 Belgian Lane
Cochrane, Alberta

MLS # A2230851



\$384,900

Division:	Heartland		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,199 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Lawn, Low Maintenance Landscape		

Heating:	Baseboard, Forced Air	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 321
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan, Walk-In Closet(s)		

Inclusions: Shelving throughout home with right angle aluminium base.

If you want a lesson on how to utilize a space, step inside #1001, 50 Belgian Lane, HEARTLAND, Cochrane. VERSATILITY plus with 1198sf above grade and total finished area of 1422sf. This 3 BEDROOM, 2.5 bath home with finished basement punches above its weight in features and functionality. Attractive, neutral exterior with welcoming porch to greet the neighbours from while sipping a cool drink this summer. On entry find your new kitchen/living area with room for a full size table and room to relax. STAINLESS STEEL appliances add to the modern feel of this well designed home. Heading up to the second floor, discover two good sized rooms for the kids plus a 4 piece bathroom. One more flight of stairs has you arriving in the OWNERS RETREAT; a private, loft style primary bedroom complete with walk in closet and 4 piece ensuite. Look around at how the space has been maximized and imagine the potential that this space has for you! In the FINISHED BASEMENT sit and relax, set up a fitness area, make a Lego city with the youngsters or imagine a dedicated area for your Christmas tree and decorations this December. Storage in the basement includes assorted shelving, under stair storage and maximum utilization of space. Heartland is consistently voted one of COCHRANES FRIENDLIEST COMMUNITIES, where people stop to say hello, gather for summer movies in the park, winter skating at a volunteer run outdoor rink, and watch Santa ride around the neighbourhood on his horse in December. Zip into Calgary on the new (almost complete) 1A construction or be in Canmore in 45 minutes and only pass one set of lights. This condo is truly a gem that will move quickly and will make a great home for its new owners.