



GRASSROOTS
REALTY GROUP

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

**35 Belgian Court
Cochrane, Alberta**

MLS # A2240396



\$599,000

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,732 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Walk-In Closet(s)		

Inclusions: None

**** Open House at Greystone showhome - 498 River Ave, Cochrane - July 17th 3–5:30pm, July 18th 2-4pm, July 19th 12-2pm and July 20th 12-3:30pm **** Welcome to the pinnacle of contemporary living in this beautifully designed detached home—the Dallas Model. Offering 1,726 sq ft of modern elegance, this 3-bedroom, 2.5-bath home blends style and functionality seamlessly. The open-concept main floor is flooded with natural light, enhanced by 9-foot ceilings and expansive triple-pane windows. A gourmet kitchen with sleek quartz countertops and a convenient walkthrough pantry adds to the home’s appeal. Enjoy the benefits of a separate side entrance and the ease of a double attached garage with direct access. Thoughtfully crafted, the Dallas Model is a truly exceptional place to call home.