



GRASSROOTS
REALTY GROUP

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**35 Belgian Court
Cochrane, Alberta**

MLS # A2240396



\$565,000

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:	Full	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 showhome - 120 Clydesdale Ave, Cochrane - Dec. 3rd 4-6pm, Dec. 4th 3-6p, Dec. 5th 2-4pm, Dec. 6th 12-4pm, Dec. 7th 12-4pm and Dec. 8th 3-6pm **** 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. New Home Warranty Included