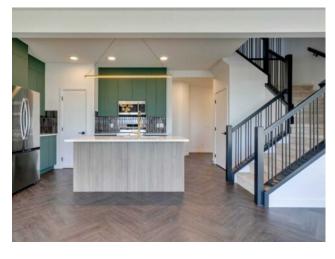


1-833-477-6687 aloha@grassrootsrealty.ca

## 35 Belgian Court Cochrane, Alberta

MLS # A2240396



\$590,000

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

<sup>\*\*</sup> Open House at Greystone showhome - 498 River Ave, Cochrane - August 13th 4-6pm, August 14th 2-5pm, August 15th 3-5pm, August 16th 12-4pm and August 17th 12-4pm \*\* 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.