



**GRASSROOTS**  
REALTY GROUP

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**23 Belgian Crescent  
Cochrane, Alberta**

**MLS # A2243723**



**\$509,900**

|                  |                                 |               |                  |
|------------------|---------------------------------|---------------|------------------|
| <b>Division:</b> | Heartland                       |               |                  |
| <b>Type:</b>     | Residential/Duplex              |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |               |                  |
| <b>Size:</b>     | 1,514 sq.ft.                    | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>     | 3                               | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Parking Pad                     |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                       |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard            |               |                  |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Central, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Unfinished  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-MX |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s) |                   |      |

**Inclusions:** n/a

Step into this beautifully designed home featuring an open-concept floor plan. This home welcomes you with a living room looking out over the front porch with a big window. The bright and airy living room seamlessly flows into a stunning kitchen, which boasts a central island, blue accent lower cabinets, upgraded hardware, a designer backsplash, and enhanced lighting throughout. Adjacent to the kitchen, the dining area serves as the perfect spot for family meals or entertaining guests. At the back entrance, you'll find a practical mudroom complete with a built-in bench, hooks, and a closet for convenient storage, with direct access to the rear parking area. Upstairs, enjoy the comfort and versatility of three spacious bedrooms, a cozy family room, and a convenient laundry closet. The primary suite features a private 4-piece en-suite bathroom, complemented by an additional 4-piece main bath on the upper level. The unfinished basement offers ample potential for future development or additional storage. Outside, the landscaped yard leads to a fully finished parking pad, making this home as functional as it is stylish. The family-friendly community of Heartland provides quick access to Highway 22 and the mountains, along with several amenities such as community gardens, restaurants, a gas station, healthcare services, daycare, and other shopping options. Book your showing today to discover why living in Cochrane means loving where you live!