



GRASSROOTS
REALTY GROUP

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

**23 Belgian Link
Cochrane, Alberta**

MLS # A2247720



\$459,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Heartland | | |
| Type: | Residential/Triplex | | |
| Style: | Townhouse | | |
| Size: | 1,281 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Parking Pad | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Level | | |

| | | | |
|--------------------|--|-------------------|--------------|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Ceramic Tile, Hardwood | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-MD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, Tankless Hot Water, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Welcome to this charming townhouse in the vibrant community of Heritage offering exceptional value. Featuring a bright, open-concept main floor with kitchen, living, and dining areas that flow perfectly for everyday living. The kitchen features stainless steel appliances, an eating bar & pantry. Ample natural light and a convenient 2-piece bathroom complete the main floor. Direct access to the back deck with a gas BBQ hookup leads to the generous south-facing yard. A single car parking pad provides practicality with the opportunity to increase the property's value by adding a garage in the future. Upstairs, the well-designed layout includes two spacious primary bedrooms, each featuring an ensuite and walk-in closet, along with a laundry room and linen closet. With your vision, the unfinished basement will add additional living space, and features like on-demand hot water give this home energy efficiency. Located close to Cochrane's amenities, restaurants, parks, and pathways, this home combines comfort & great value!