

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

23 Belgian Link Cochrane, Alberta

MLS # A2247720



\$449,900

Division:	Heartland				
Type:	Residential/Triplex				
Style:	2 Storey				
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 Wate	r, Walk-In Closeti	(s)

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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!