



GRASSROOTS
REALTY GROUP

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**501, 50 Belgian Lane
Cochrane, Alberta**

MLS # A2265174



\$359,000

Division:	Heartland		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,153 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Low Maintenance L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 323
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

The Cochrane Real Estate Market is always moving and when something special hits the market in this sector, it usually doesn't stick around for long. And this one? It's the kind of place that makes you stop scrolling. In the highly desirable community of Heartland, Cochrane, a vibrant neighborhood surrounded by mountain views, green space, and everything that makes small-town living feel big on comfort. Inside, you've got three beautifully designed levels and just over 1,150 square feet of modern living. The open-concept main floor features large windows that flood the space with natural light, perfect for those cozy evenings or morning coffees. The kitchen is sleek and functional, stainless steel appliances, lots of counter space, and a flow that makes entertaining or everyday living feel effortless. Upstairs, you'll find two generously sized bedrooms and a full bathroom, ideal for guests, kids, or even that home office you've been meaning to set up. And the entire top floor? That's your private retreat. A loft-style primary bedroom, complete with a walk-in closet and a beautiful ensuite, your own quiet space to unwind after a long day. You've got two titled parking stalls, a big bonus for anyone who's tired of the street parking shuffle. And with Heartland's local shops, schools, parks, and trails all within minutes, this townhome hits that perfect balance between convenience and community. So if you've been waiting for that perfect entry into the Cochrane market, one that combines style, location, and value, this is it! Homes like this in Heartland don't last long… and this one's ready to move. Reach out today to book a private showing or learn more before it's gone.

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