



GRASSROOTS
REALTY GROUP

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201, 50 Belgian Lane
Cochrane, Alberta

MLS # A2268827



\$374,900

Division:	Heartland		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,093 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, On Street, Other, Stall, Titled		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Storage, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 324
LLD:	-
Zoning:	R-MD
Utilities:	-

Inclusions: N/A

Welcome to this beautiful and well-maintained townhouse located in the sought-after community of Heartland. Featuring an open-concept floor plan with large windows that fill the home with natural light, this property offers both comfort and style. The main level boasts durable vinyl flooring, a modern white kitchen with stainless steel appliances, a center island, and elegant quartz countertops. The bright and spacious living room is perfect for relaxing or entertaining. Upstairs, you'll find two generously sized bedrooms and a full bathroom. The private primary retreat occupies the entire third level and includes a walk-in closet and a full ensuite. The unfinished basement awaits your personal touch and offers plenty of potential for additional living space. This home also includes two titled parking stalls, ample off-street parking, and is part of a well-managed complex with low condo fees. This fantastic unit truly has it all — style, space, and value. A must-see property!