



GRASSROOTS
REALTY GROUP

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**135 Belgian Crescent
Cochrane, Alberta**

MLS # A2272475



\$589,900

Division:	Heartland		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,622 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Storage, Tankless Hot Water, Walk-In Closet(s)

Inclusions: All Window Coverings, Air Conditioner, Shed, Attached Wooden Shelves in Garage, TV in basement, Doorbell Camera, Gemstone Lighting

Welcome to this beautifully upgraded, FULLY FINISHED home offering modern finishes, thoughtful design, and exceptional comfort from top to bottom. Set on a fully fenced lot and complete with a HEATED DOUBLE GARAGE, this property is truly move-in ready with nothing left to do. Step inside to a bright, inviting main floor where style meets modern function. The open-concept layout features a stunning kitchen with upgraded appliances—including a smart fridge, induction stove, dishwasher, and microwave—plus a large island perfect for meal prep and gathering. The spacious living room offers a sleek electric fireplace with a custom pull-out mantel designed to discreetly house your media components. The generous dining area flows seamlessly to the private, fully fenced backyard with a storage shed and a gas line on the deck for those summer BBQ nights. Upstairs, the primary bedroom impresses with a luxurious 5-piece ensuite and a walk-in closet. Two additional well-appointed bedrooms share a beautifully finished 4-piece bathroom. The upper level also features a large laundry closet equipped with Samsung appliances, custom cabinets, and built-in shelving for added convenience. The professionally finished (permitted) basement expands your living space with a second electric fireplace, an included TV, and a full 4-piece bathroom with an extra-deep soaker tub—ideal for relaxing after a long day. The heated double attached garage is both comfortable and functional, complete with included wooden shelving for extra storage. Additional features and upgrades include: a tankless water heater, central air conditioning, central vacuum, Gemstone exterior lighting, two electric fireplaces, all window coverings (including blackout blinds), fully fenced yard, and an included storage shed. Located in Heartland, this home offers quick

access to nearby amenities and an easy escape to Ghost Lake, Canmore, and the Rocky Mountains—perfect for weekend adventures and everyday convenience.