



**59 Belgian
Cochrane, Alberta**

MLS # A2288035



\$520,000

Division:	Heartland		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,648 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, No Neighbours Behind, Street		

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

Features: Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: TV Mount in Livingroom

Welcome to 59 Belgian Crescent! Located in the vibrant, family community, Heartland. This beautifully maintained semi-detached home offers the perfect blend of style, comfort, and convenience. Surrounded by nearby parks, playgrounds, and everyday amenities. Step inside to discover a spacious open-concept main level designed for modern living. The bright and airy living room features a custom-built entertainment unit, perfect for cozy nights in or entertaining guests. The kitchen is a chef’s dream with elegant quartz countertops, sleek stainless steel appliances, and timeless shaker-style cabinets that provide ample storage and a touch of classic charm. Upstairs, you’ll find three generously sized bedrooms, including a serene primary suite with a walk-in closet, and a stunning ensuite featuring a quartz, double vanity. This home offers comfort and elegance in a prime location! Located only 20 minutes from Ghost lake, and quick access to the highway for a weekend mountain escape. The back yard is newly fully fenced and landscaped- ready for your summer BBQ events with family & friends! Don’t miss your chance to own this exceptional home in one of Cochrane’s most sought-after communities. Whether you’re upsizing, downsizing, or buying your first home, this is a must-see! Book your private showing today!