



GRASSROOTS
REALTY GROUP

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**103, 50 Belgian Lane
Cochrane, Alberta**

MLS # A2289258



\$359,900

Division:	Heartland		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	1,202 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Stall, Tandem, Titled		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 324
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Storage		

Inclusions: N/A

This well-maintained 3 bedroom end-unit townhouse in the Heartland community of Cochrane offers a functional three-level layout plus a fully finished basement. The open concept main floor features a contemporary kitchen with quartz countertops, stainless steel appliances and ample cabinetry, opening to a bright living and dining area with large windows and plenty of natural light. The second level includes two good sized bedrooms and a full bathroom, while the top floor is dedicated to a spacious primary bedroom retreat with a walk-in closet, 4-piece ensuite and mountain views. A major advantage of this unit is the fully developed basement, providing a spacious rec room ideal for a home theatre, kids's play area, workout space or home office. This is a true corner end unit with no building directly beside it, allowing for additional privacy, natural light and open views. The extra-long titled tandem parking stall accommodates two vehicles and is located directly adjacent to the unit, with ample street parking available for guests. Great family home close to the parks, pathways and Heartland amenities.