



**GRASSROOTS**  
REALTY GROUP

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103, 50 Belgian Lane  
Cochrane, Alberta

MLS # A2300209

**\$349,900**



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

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

**Inclusions:** Blinds & Curtain Rods Included

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.