



**67 Belgian Crescent
Cochrane, Alberta**

MLS # A2184344



\$569,900

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|------------------|--------------------------------|---------------|------------------|
| Division: | Heartland | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Side by Side | | |
| Size: | 1,653 sq.ft. | Age: | 2023 (2 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Yard, Cleared, Cul-De-Sac | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Full, Unfinished | LLD: | - |
| Exterior: | See Remarks, Vinyl Siding | Zoning: | R-MX |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance | | |

Inclusions: Additional fridge in the basement

Welcome to Heartland in Cochrane — an exceptional new community designed for those who embrace adventure and the great outdoors. Nestled just minutes from the breathtaking Rocky Mountains, Heartland offers easy access to parks, pathways, top-rated schools, and shopping. This stunning duplex boasts 1,653 square feet of open-concept living space, thoughtfully designed with growing families in mind. Featuring 3 spacious bedrooms and 2.5 bathrooms, this home offers plenty of room for your family to thrive. The convenience of a side entry to the basement and a front double-attached garage adds both functionality and comfort. Enjoy seamless living with a laundry room conveniently located on the second floor, and a main floor accentuated by 9-foot ceilings and elegant quartz countertops throughout. Every detail has been considered to blend style, space, and practicality—creating the perfect foundation for lasting memories. Don't miss out! Experience the best of Cochrane living today!