



**34 Belgian Court
Cochrane, Alberta**

MLS # A2189016



\$589,900

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,708 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: \$7500 Brick Credit

Home awaits in one of Cochrane's newest communities, Heartland! With tree-lined streets, mountain views, parks and pathways and naturalized amenities, you can have it all! From Akash Homes comes the 'Bedford'; this home offers stunning features, quality craftsmanship, and an open-concept floor plan that makes day-to-day living effortless with its functional design. Your main floor offers 9' ceilings, laminate flooring, and quartz counters. You'll enjoy a spacious kitchen with an abundance of cabinet and counter space, soft-close doors and drawers, plus a walk-through pantry! Your living room offers comfort and style, with an electric fireplace and large windows for plenty of natural light. Rest and retreat upstairs, where you'll enjoy a large bonus room plus 3 bedrooms, including a primary suite designed for two with its expansive walk-in closet and spa-inspired ensuite! ****PLEASE NOTE** PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES****