

# \$507,500 - 5 Belgian Lane, Cochrane

MLS® #A2205149

**\$507,500**

3 Bedroom, 3.00 Bathroom, 1,466 sqft  
Residential on 0.07 Acres

Heartland, Cochrane, Alberta

Welcome home to this half duplex, on quiet street in desirable developed Cochrane community.. Upgrades and features include: Double concrete parking pad in rear | 1,466 sq ft | 3 bed/2.5 bath | modern open plan | high ceilings | added pot lights | Upgraded appliances | corner lot treatment (additional siding work/windows) & so much more. Located in Cochrane's developed community 'heartland' - featuring proximity to bow river, amenities, green spaces, and more. Step inside to a sun soaked open plan interior with east/west exposure, added windows and high ceilings leaving it feel bright and inviting. The main floor connects the kitchen , dining and family room seamlessly to ensure all guests are connected to full enjoyment. Kitchen is a great size, featuring: beautiful light cabinetry, cabinets to ceiling height, large island with eating bar for stools, under mount sink, quartz counters, SS appliances (double door fridge w/ water dispenser, built in microwave, hood fan, dishwasher, stove), & so much more. Off the kitchen is the nook for table and eating area. Wrapping up the main level is half bath. Upstairs, you have 3 great sized rooms. Stand out features include the additional windows being a corner lot. The primary room features walk in closet, and full ensuite with walk in shower, toilet and vanity. The backyard has a deck, some fencing, and as well a double parking pad concrete covering a good portion of cost of the garage should you want to build in future. With so much to offer this makes a



great place to call home in a developed community in Cochrane. Book your viewing today before its gone.

Built in 2019

### **Essential Information**

MLS® #	A2205149
Price	\$507,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,466
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	5 Belgian Lane
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0M3

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Parking Pad, Paved, Additional Parking

### **Interior**

Interior Features	High Ceilings, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	18
Zoning	R-MX

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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