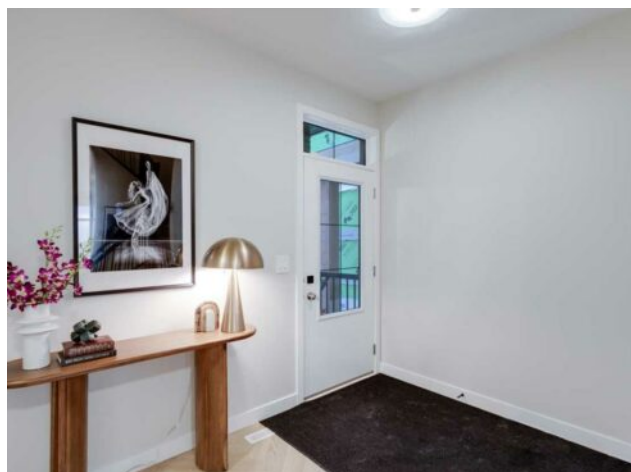


## 31 Belgian Court Cochrane, Alberta

MLS # A2243439



# \$595,000

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,868 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

**\*\* Open House at Greystone Showhome 498 River Ave - September 28th 1:30-4:pm and September 29th 3-6pm \*\*** Welcome to The Willow by Rohit! This stunning home offers an open-concept living space designed for modern living. The spacious living room that seamlessly flows into the kitchen and dining area—perfect for entertaining or everyday family life. The kitchen features a walk-through pantry for easy access and additional storage. The double attached garage provides convenience and direct entry into the home through the mudroom. Upstairs, you'll find the luxurious primary bedroom, offering a peaceful retreat. Just down the hall, there's a versatile office space, ideal for working from home. The upper floor also includes a spacious laundry room, plus two additional bedrooms, perfect for family or guests. The unfinished basement presents an excellent opportunity to customize the space to your liking, whether you envision a home gym, theater room, or additional living area. Experience the perfect blend of style, function, and comfort in The Willow—your new dream home! Photos are representative from a previous build, some features may be different.