

23 Belgian Crescent
Cochrane, Alberta

MLS # A2243723



\$499,900

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|-----------|---------------------------------|--------|------------------|
| Division: | Heartland | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,514 sq.ft. | Age: | 2023 (2 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Parking Pad | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

| | | | |
|-------------|---|------------|------|
| Heating: | Central, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-MX |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s) | | |

Inclusions: n/a

Step into this beautifully designed home featuring an open-concept floor plan. This home welcomes you with a living room looking out over the front porch with a big window. The bright and airy living room seamlessly flows into a stunning kitchen, which boasts a central island, blue accent lower cabinets, upgraded hardware, a designer backsplash, and enhanced lighting throughout. Adjacent to the kitchen, the dining area serves as the perfect spot for family meals or entertaining guests. At the back entrance, you'll find a practical mudroom complete with a built-in bench, hooks, and a closet for convenient storage, with direct access to the rear parking area. Upstairs, enjoy the comfort and versatility of three spacious bedrooms, a cozy family room, and a convenient laundry closet. The primary suite features a private 4-piece en-suite bathroom, complemented by an additional 4-piece main bath on the upper level. The unfinished basement offers ample potential for future development or additional storage. Outside, the landscaped yard leads to a fully finished parking pad, making this home as functional as it is stylish. The family-friendly community of Heartland provides quick access to Highway 22 and the mountains, along with several amenities such as community gardens, restaurants, a gas station, healthcare services, daycare, and other shopping options. Book your showing today to discover why living in Cochrane means loving where you live!