

**23 Belgian Link
Cochrane, Alberta****MLS # A2247720****\$459,000**

Division:	Heartland		
Type:	Residential/Triplex		
Style:	Townhouse		
Size:	1,281 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this charming townhouse in the vibrant community of Heritage offering exceptional value. Featuring a bright, open-concept main floor with kitchen, living, and dining areas that flow perfectly for everyday living. The kitchen features stainless steel appliances, an eating bar & pantry. Ample natural light and a convenient 2-piece bathroom complete the main floor. Direct access to the back deck with a gas BBQ hookup leads to the generous south-facing yard. A single car parking pad provides practicality with the opportunity to increase the property's value by adding a garage in the future. Upstairs, the well-designed layout includes two spacious primary bedrooms, each featuring an ensuite and walk-in closet, along with a laundry room and linen closet. With your vision, the unfinished basement will add additional living space, and features like on-demand hot water give this home energy efficiency. Located close to Cochrane's amenities, restaurants, parks, and pathways, this home combines comfort & great value!