

\$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	Parking Pad, Additional Parking, Alley Access, Paved

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	4
Zoning	R-MX

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.