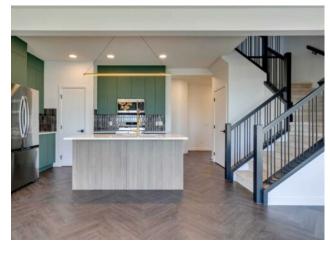


780-832-5880

cord@gpremax.com

35 Belgian Court Cochrane, Alberta

MLS # A2240396



\$565,000

| Division: | Heartland | | | | |
|-----------|--------------------------------------|--------|------------------|--|--|
| Type: | Residential/House | | | | |
| Style: | 2 Storey | | | | |
| Size: | 1,732 sq.ft. | Age: | 2025 (0 yrs old) | | |
| Beds: | 3 | Baths: | 2 full / 1 half | | |
| Garage: | Double Garage Attached, Driveway | | | | |
| Lot Size: | 0.07 Acre | | | | |
| Lot Feat: | Back Yard, Low Maintenance Landscape | | | | |
| | | | | | |

| Heating: | Forced Air | Water: | - |
|-------------|--|------------|------|
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-MX |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Walk-In Closet(s) | | |

Inclusions: None

^{**} Open House at showhome - 120 Clydesdale Ave, Cochrane - November 25th 3-6pm, November 26th 4-6pm, November 27th 1-4pm, November 29th 12-3pm, and November 30th 12-4pm ** Welcome to the pinnacle of contemporary living in this beautifully designed detached home—the Dallas Model. Offering 1,726 sq ft of modern elegance, this 3-bedroom, 2.5-bath home blends style and functionality seamlessly. The open-concept main floor is flooded with natural light, enhanced by 9-foot ceilings and expansive triple-pane windows. A gourmet kitchen with sleek quartz countertops and a convenient walkthrough pantry adds to the home's appeal. Enjoy the benefits of a separate side entrance and the ease of a double attached garage with direct access. Thoughtfully crafted, the Dallas Model is a truly exceptional place to call home. New Home Warranty Included