

23 Belgian Crescent
Cochrane, Alberta

MLS # A2243723

\$489,900



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!