# \$524,000 - 13 Belgian Street, Cochrane

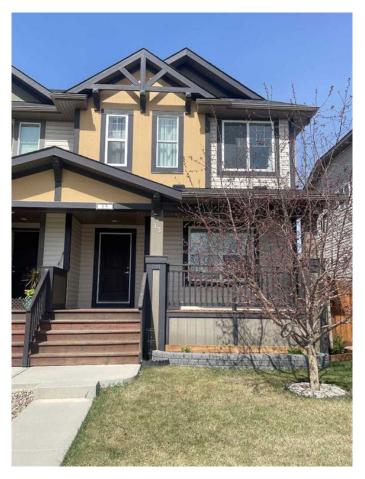
MLS® #A2202408

# \$524,000

4 Bedroom, 4.00 Bathroom, 1,302 sqft Residential on 0.07 Acres

Heartland, Cochrane, Alberta

Welcome to 13 Belgian Street, a 4 bedroom, 3 1/2 bath completely finished end-unit townhouse, with NO CONDO FEES. Home is available for immediate possession. This gorgeous townhouse located in Heartland offers easy access to the wonderland of the Rocky Mountains and is still an easy walk to the river. 2 car detached garage gives ample parking and/or storage. Oh and the excellent long term neighbours come with it. The main floor offers a great kitchen with a functional island, Dining room and a Living room with a gas fireplace. The main level open-concept design is inviting as soon as you enter the home. Powder room is located just inside the back door. The upper floor has a Master Bedroom with a 4-piece bath and an east view. 2 additional Bedrooms, a 4-piece bathroom, and a linen closet are also located on the upper level. The basement was professionally developed in 2022 with all permits in place. Basement has a large Bedroom, 3-piece bath and a large Family room. When the basement was developed the necessary plumbing was installed for the possible switch to natural gas hot water tank if desired. Railing, steps and wood walks were added in 2022. Nice trees to provide additional privacy and protection from the south sun are flourishing. The grass was removed from the backyard and replaced with rock so the fully fenced backyard is virtually maintenance free. Front deck is comfortable and inviting and a great place to enjoy that morning coffee and





a great place to escape the evening heat if needed.

#### Built in 2014

### **Essential Information**

MLS® # A2202408 Price \$524,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,302 Acres 0.07 Year Built 2014

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 13 Belgian Street

Subdivision Heartland City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C0M2

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

### Interior

Interior Features Granite Counters, No Animal Home, No Smoking Home, Open

Floorplan, Pantry

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer

Heating Fireplace(s), Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

**Exterior** 

Exterior Features Balcony, Private Yard

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed March 26th, 2025

Days on Market 48

Zoning R-MD

# **Listing Details**

Listing Office ComFree

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