

\$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 | Additional Parking, Alley Access, Parking Pad, 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 | 18 |
| Zoning | R-MX |

Listing Details

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

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