

# \$549,900 - 55 Belgian Crescent, Cochrane

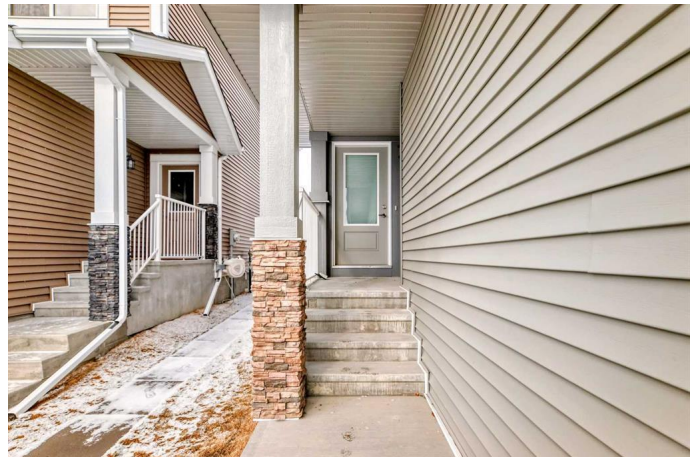
MLS® #A2202957

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,625 sqft  
Residential on 0.07 Acres

Heartland, Cochrane, Alberta

Welcome to Heartland in Cochrane – an exceptional new community designed for those who embrace adventure and the great outdoors. Nestled just minutes from the breathtaking Rocky Mountains, Heartland offers easy access to parks, pathways, top-rated schools, and shopping. This stunning duplex boasts 1,625 square feet of open-concept living space, thoughtfully designed with growing families in mind. Featuring 3 spacious bedrooms and 2.5 bathrooms, this home offers plenty of room for your family to thrive. The convenience of a side entry to the basement and a front double-attached garage adds both functionality and comfort. Enjoy seamless living with a laundry room conveniently located on the second floor, and a main floor accentuated by 9-foot ceilings and elegant quartz countertops throughout. Every detail has been considered to blend style, space, and practicality – creating the perfect foundation for lasting memories. Don't miss out! Experience the best of Cochrane living today!



Built in 2023

## Essential Information

MLS® #	A2202957
Price	\$549,900
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,625
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	55 Belgian Crescent
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C3C3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Level, No Neighbours Behind, Cleared, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 16th, 2025

Days on Market      21

Zoning                 R-MX

### **Listing Details**

Listing Office         Coldwell Banker YAD Realty

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