

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

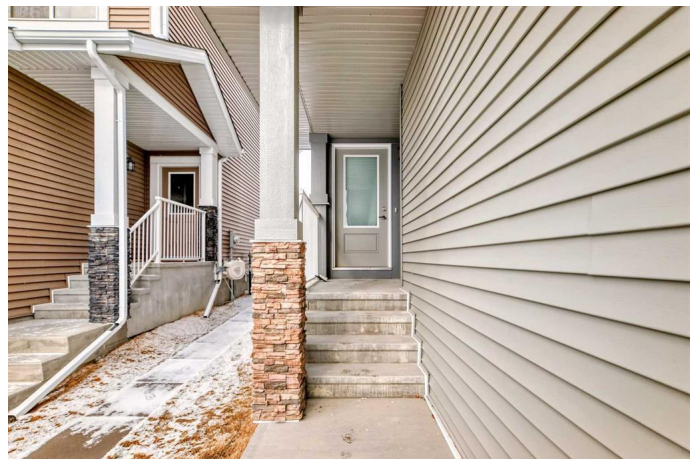
MLS® #A2202957

**\$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      19

Zoning                 R-MX

### **Listing Details**

Listing Office         Coldwell Banker YAD Realty

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