

# \$600,000 - 11 Belgian Court, Cochrane

MLS® #A2225587

**\$600,000**

3 Bedroom, 3.00 Bathroom, 1,732 sqft  
Residential on 0.08 Acres

Heartland, Cochrane, Alberta

**\*\* Open House at Greystone showhome - 498 River Ave, Cochrane - June 26th 3-5pm, June 27th 2-5pm, June 28th 1-4pm and June 29th 12-3pm \*\*** Step into modern elegance with the Dallas Model by Rohit Homes—a beautifully designed detached 2-storey home offering 1,726 sq ft of well-planned living space. Featuring 3 bedrooms, 2.5 bathrooms, and a double attached garage, this home combines functionality, style, and comfort in one seamless package.

The open-concept main floor is filled with natural light, thanks to 9-foot ceilings and expansive triple-pane windows. The heart of the home is the stunning gourmet kitchen, showcasing quartz countertops, stylish cabinetry, and a walkthrough pantry that connects directly to the mudroom and garage—perfect for busy family life.

A separate side entrance opens up future possibilities for basement development, whether you’re dreaming of a home office, gym, or secondary suite (subject to approvals).

Upstairs, you'll find a spacious primary suite complete with a walk-in closet and private ensuite, as well as two additional bedrooms, a full bath, and convenient upstairs laundry.

Located in the vibrant community of Heartland, you’ll enjoy quick access to parks, schools, shopping, and major roadways, with



the Rocky Mountains just a short drive away.

This is more than just a home—it’s a lifestyle upgrade. Book your showing today and experience the Dallas Model for yourself!

Built in 2025

**Essential Information**

MLS® #	A2225587
Price	\$600,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,732
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	11 Belgian Court
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3H5

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings,
-------------------	---

	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Other, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 2nd, 2025
Days on Market	22
Zoning	TBD

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.