

# \$499,900 - 23 Belgian Crescent, Cochrane

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MLS® #A2243723

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,514 sqft

Residential on 0.07 Acres

Heartland, Cochrane, Alberta

Step into this beautifully designed home featuring an open-concept floor plan. This home welcomes you with a living room looking out over the front porch with a big window. The bright and airy living room seamlessly flows into a stunning kitchen, which boasts a central island, blue accent lower cabinets, upgraded hardware, a designer backsplash, and enhanced lighting throughout. Adjacent to the kitchen, the dining area serves as the perfect spot for family meals or entertaining guests. At the back entrance, you'll find a practical mudroom complete with a built-in bench, hooks, and a closet for convenient storage, with direct access to the rear parking area. Upstairs, enjoy the comfort and versatility of three spacious bedrooms, a cozy family room, and a convenient laundry closet. The primary suite features a private 4-piece en-suite bathroom, complemented by an additional 4-piece main bath on the upper level.

The unfinished basement offers ample potential for future development or additional storage. Outside, the landscaped yard leads to a fully finished parking pad, making this home as functional as it is stylish.

The family-friendly community of Heartland provides quick access to Highway 22 and the mountains, along with several amenities such as community gardens, restaurants, a gas station, healthcare services, daycare, and other shopping options. Book your showing



today to discover why living in Cochrane means loving where you live!

Built in 2023

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2243723               |
| Price          | \$499,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,514                  |
| Acres          | 0.07                   |
| Year Built     | 2023                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 23 Belgian Crescent |
| Subdivision | Heartland           |
| City        | Cochrane            |
| County      | Rocky View County   |
| Province    | Alberta             |
| Postal Code | T4C3C3              |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

**Interior**

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)                                     |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, ENERGY STAR Qualified Appliances |
| Heating           | Central, Natural Gas                                                                                                            |
| Cooling           | None                                                                                                                            |

|                   |                          |
|-------------------|--------------------------|
| Has Basement      | Yes                      |
| Basement          | Full, Unfinished         |
| <b>Exterior</b>   |                          |
| Exterior Features | Private Entrance         |
| Lot Description   | Back Lane, Back Yard     |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 38              |
| Zoning         | R-MX            |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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