

# \$559,900 - 63 Belgian Crescent, Cochrane

MLS® #A2227283

**\$559,900**

3 Bedroom, 3.00 Bathroom, 1,630 sqft

Residential on 0.07 Acres

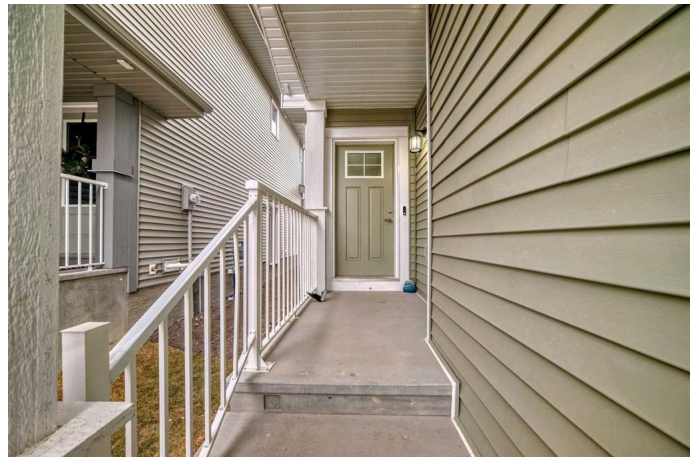
Heartland, Cochrane, Alberta

Welcome home to Heartland in Cochrane! This incredible new community invites you to live your adventure so close to the Rockies and within minutes of great parks, pathways, schools, and shopping! With 1629 square feet of open-concept living space, the home is built with your growing family in mind. This duplex features 3 bedrooms, 2.5 bathrooms, side entry, and a front-attached garage. Enjoy extra living space on the main floor with the laundry room on the second floor. The 9-foot ceilings and quartz countertops throughout blends style and functionality for your family to build endless memories

Built in 2023

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2227283               |
| Price          | \$559,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,630                  |
| Acres          | 0.07                   |
| Year Built     | 2023                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |



## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 63 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 | Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                             |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Back Yard, Cleared             |
| Roof              | Asphalt Shingle                |
| Construction      | Vinyl Siding                   |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 8              |
| Zoning         | R-MX           |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Realty Executives Pioneers |
|----------------|----------------------------|

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