



11 Belgian Crescent Cochrane Alberta

\$454,900

Be introduced to THE TALO by Rohit Homes. This home is situated on a slight pie lot backing a paved lane...The Talo is sure to please a multitude of homeowners for space and functionality with the initial inviting curb appeal with your front porch for those relaxing moments. Upon entering you are welcomed to bright open-plan that flows effortlessly from your living room to your dining room and kitchen allowing everyone to stay connected. The kitchen boasts a beautiful quartz peninsula island which easily allows for 4 stools, plenty of cabinetry and a standing party. Completing the main floor at the rear of your new home is your 1/2 bath, tucked away for privacy, the rear entry with a bench for convenience. Upstairs you are welcomed to a flex area with natural light for your home office or kids play area, a generous primary bedroom with an ample walk-in closet, 4pc ensuite with quartz, 2 additional bedrooms, main bathroom with quartz and side by side laundry room. This home is completed with all the usual Rohit upgrades that come as standard from lighting, faucets, baseboards/trim, hardware, Triple pane windows, All SS appliances plus washer & dryer, fully landscaped with grass front, side and rear and concrete (not gravel) parking pad. All bathrooms and laundry completed with tile floor. The New Nordic Designer Interior is a take on mid-century modern; a stylish design that will look fresh for decades w/white oak-look floors & natural looking wood grain cabinets. basement is an open canvas for your ideas with 3 pc rough-in. Outside your lot is completely landscaped front and back. . New Home Warranty: 1yr Comprehensive; 2yr distribution systems-electrical and plumbing; 5yr building envelope, 10yr structural; **Photos from a previously constructed home with a different interior but same floorplan (some items may not be identical or included ie: elevation/window...

Living room 16.17 Ft x 13.08 Ft

Kitchen 13.67 Ft x 8.67 Ft

Dining room 16.42 Ft x 8.58 Ft

2pc Bathroom Measurements not available

Primary Bedroom 13.67 Ft x 12.83 Ft

Bedroom 11.25 Ft x 8.67 Ft

Bedroom 11.25 Ft x 9.50 Ft

Loft 8.58 Ft x 8.42 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Laundry room 5.50 Ft x 5.50 Ft

Listing Presented By:



Originally Listed by:
CIR REALTY



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca