



# 63 Belgian Street Cochrane Alberta

\$524,900

Great opportunity to own this very well-maintained two-story end unit with double detached garage nestled in the heart of Heartland, boasting no condo fees! Stepping to the front door from a covered front porch into a very nice family-friendly open plan main floor. The main floor features the living room with nice wall-mounted fireplace beside a nice-size dining area. From the dining room you will find a very well laid out kitchen with all you need including quartz counter tops and clean appliances. From the kitchen to the back door, you will find a nice two-piece bathroom and closet for jackets. The back door leads to a private backyard and a very nice-size double detached garage. The upper floor starts with a good-size primary bedroom with 4-piece ensuite bathroom and a nice walk-in closet with a window. The rest of the upper floor features two more bedrooms and another four 4-bathroom. The basement is partially finished and features a bedroom and 3-piece bathroom. The rest of the open plan basement features the laundry and other utilities. This property is at a great location. Ideally located on the west end of Cochrane, this property offers easy access to the majestic Rocky Mountains and is within walking distance of all amenities in Heartland and Heritage Hills, including parks, playgrounds, a coffee shop, gym, and restaurants. Additionally, the Bow River pathway system is just a short stroll away. Move in ready schedule your appointment now! (id:6769)

Primary Bedroom 114.08 Ft x 12.58 Ft  
Bedroom 10.92 Ft x 9.17 Ft  
Bedroom 15.67 Ft x 9.33 Ft  
4pc Bathroom 8.17 Ft x 5.75 Ft  
4pc Bathroom 10.33 Ft x 4.92 Ft  
Bedroom 18.25 Ft x 17.00 Ft

3pc Bathroom 7.50 Ft x 5.50 Ft  
Living room 15.92 Ft x 13.17 Ft  
Kitchen 15.33 Ft x 13.25 Ft  
Dining room 13.92 Ft x 11.00 Ft  
2pc Bathroom 5.08 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Capital Realty

<http://www.jc-executivehomes.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca