



## 87 Belgian Street Cochrane Alberta

\$529,900

\*\*\*OPEN HOUSE CANCELLED SAT OCT 9 \*\*\*Your Dream Duplex Awaits!! This beautifully designed home perfectly blends modern living with comfort and is set in the vibrant, welcoming community of Heartland. With 4 spacious bedrooms and 3.5 bathrooms, it's ideal for families or anyone seeking extra space. Step inside to an open-concept layout, where natural light streams through large front and back windows, creating a bright and inviting atmosphere. The stylish kitchen boasts granite countertops and a large centre island, ideal for cooking and entertaining. The cozy living room is centred around a gas fireplace, perfect for the upcoming chilly winter evenings. Upstairs, you'll find a large 4 piece bathroom, three generously sized bedrooms, including a master suite with a private ensuite. The fully finished basement provides additional living space, complete with a 4th bedroom, rec room, and a wet bar. The oversized, fully fenced backyard is a standout feature, perfect for pets, gatherings, or simply relaxing. Enjoy your newly refinished deck, a large shed for extra storage, and a beautifully landscaped front yard with a spacious patio for added curb appeal. With an oversized detached double garage, you'll have plenty of space for vehicles and there is even additional built-in storage. Located near parks, playgrounds, walking paths, and shopping, this duplex has it all! A/C included! Don't miss the chance to make this exceptional home yours! Call your favourite REALTOR(R) to book a showing today! (id:6769)

Recreational, Games room 18.17 Ft x 9.17 Ft

Furnace 8.25 Ft x 7.75 Ft

3pc Bathroom 8.17 Ft x 4.67 Ft

Bedroom 11.67 Ft x 9.17 Ft

Laundry room 6.00 Ft x 9.58 Ft

Living room 13.58 Ft x 13.25 Ft

Kitchen 14.67 Ft x 12.33 Ft

Dining room 12.67 Ft x 7.67 Ft

2pc Bathroom 4.92 Ft x 5.33 Ft

Foyer 7.42 Ft x 7.92 Ft

Primary Bedroom 13.25 Ft x 14.00 Ft

4pc Bathroom 6.58 Ft x 8.42 Ft

Bedroom 9.67 Ft x 9.00 Ft

Bedroom 9.67 Ft x 8.83 Ft

4pc Bathroom 4.92 Ft x 10.42 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Capital Realty

<http://www.chrisfordrealtor.ca/>

**RE/MAX Realty Professionals**

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

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)