



GRASSROOTS

REALTY GROUP

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**55 Belgian Crescent
Cochrane, Alberta**

MLS # A2310160



\$539,900

Division:	Heartland		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,625 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

Inclusions: ALL NEGOTIABLE - Bed Frames, Dressers, Nightstands, Sectional Sofas, Storage Ottoman, Coffee Table, Lounge Benches, 80-inch TV, Extendable Dining Table, Dining Chairs, Bar Stools, Entry Table, Curtains, Rods, Lamps, Mirrors, IKEA KALLAX Shelves.

Move-in ready and available fully furnished, this 2023-built home offers exceptional value with no rear neighbours, central A/C, double attached garage, and room to grow with flexible possession. Enjoy added privacy, open views, and convenient access to Calgary and the mountains. 2023 built half duplex in the sought-after community of Heartland in Cochrane! Offering 1,625 sq ft of thoughtfully designed living space, this 2-storey home features 3 bedrooms, 2.5 bathrooms, an attached double garage, and an unfinished basement with a private entrance ready for your future development. The bright open-concept main floor showcases 9' ceilings, quartz countertops, stylish vinyl flooring, a spacious kitchen with pantry, and a seamless flow into the dining and living areas which is perfect for everyday living and entertaining. Upstairs you'll find a convenient upper-level laundry room, generous secondary bedrooms, and a spacious primary bedroom complete with a walk-in closet and ensuite. Enjoy beautiful mountain views from the two south-facing bedrooms, plus a fully fenced backyard without any neighbours behind, a deck, and a storage shed for added convenience. Additional upgrades include central air conditioning installed in 2025 with a 10-year warranty. Located close to daycares and dayhomes, schools, shopping, parks, and walking/bike paths, this move-in-ready home offers comfort, functionality, and incredible value. The home can also be purchased fully furnished (negotiable), making this an exceptional turnkey opportunity.