



GRASSROOTS
REALTY GROUP

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2 Belgian Court Cochrane, Alberta

MLS # A2338814



\$629,900

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,865 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Inclusions: Ecobee smart thermostat, electric fireplace in living room, all window coverings

IMMACULATE and MOVE-IN READY. This showhome-condition, 2 year-old home combines all of the beautiful finishing details of a new home with the convenience of professional front and back yard completion, plus AIR CONDITIONING! Welcome to this meticulously kept, beautifully-appointed 2-storey home nestled in the highly sought-after community of Heartland. Enjoy a modern open-concept layout that feels exceptionally bright and spacious. The main floor features an elegant flow, with ample foyer, 1/2 bathroom, WALKTHROUGH PANTRY to kitchen, dining and living room. Enjoy BUILDER-UPGRADED APPLIANCES in the kitchen, soft-closing cupboards and drawers, an electric stove with gas connection in place, stunning GRANITE counters and beautiful natural light. CUSTOM BLINDS throughout the home provide a balance of light and privacy. The stylish electric fireplace in the living room is included. Step outside into your FULLY FENCED, professionally completed LOW-MAINTENANCE YARD with TIERED DECK, sparing you the up-front landscaping cost and months of work compared to buying brand new. Upstairs, the SPACIOUS PRIMARY RETREAT offers a peek of the Rockies, an organized WALK-IN CLOSET and spa-like 5-piece ensuite with glass shower and a stunning large STANDALONE TUB for those long relaxing soaks. The upstairs family room is great for movie-watching or games night. A 4-piece bath, 2 additional lovely bedrooms and laundry complete the upstairs. The Ecobee smart thermostat is included. Capitalize on an unfinished basement boasting a SEPARATE PRIVATE SIDE ENTRANCE. This exquisite home is move-in ready with quick highway access for mountain escapes or Calgary commutes, and walking distance to the river pathway system. The balance of the Alberta New Home Warranty is transferable to the

buyer. Don't wait to build when you can own this pristine home today!