



GRASSROOTS
REALTY GROUP

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68 Belgian Street
Cochrane, Alberta

MLS # A2349692

\$574,120

Division:	Heartland		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,605 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, See Remarks		

Inclusions: downstairs fridge, hoodfan, dishwasher, washer/dryer

NO Condo Fees! This fully finished home sits on a CORNER LOT, offering a generous side yard, deck, hot tub (as is), RV PARKING, and DOUBLE DETACHED GARAGE. Backyard is set up for ideal entertainment with friends. Inside, the bright, open floor plan features abundant natural light and a large kitchen island that's ideal for meal preparation and entertaining. The kitchen includes granite countertops, stainless steel appliances, and a separate pantry near the back entry. A GAS FIREPLACE adds warmth and comfort during the cooler months. The main floor also includes a front bonus room that could serve as a den, playroom, or home office, plus a convenient pocket office that's perfect for homework or remote work. Upstairs, you'll find a laundry room, and a spacious primary bedroom with a private ensuite and walk-in closet along with additional 2 bedrooms and full bathroom. The fully developed lower level offers additional flexibility with a second kitchen area, fourth bedroom, full bathroom, and another laundry area - ideal for extended family or an adult child. With versatile living spaces and excellent rental potential, this home offers comfort, functionality, and room for everyone.