

# \$384,500 - 804, 50 Belgian Lane, Cochrane

MLS® #A2220503

**\$384,500**

3 Bedroom, 3.00 Bathroom, 1,208 sqft

Residential on 0.03 Acres

Heartland, Cochrane, Alberta

Welcome to your new home, a charming corner-unit townhouse located in the desirable community of Heartland in Cochrane, Alberta. This spacious home boasts over 1,500sqft of living space, including 3 bedrooms and 2.5 bathrooms spread across three thoughtfully designed levels, offering both comfort and style for modern living.

The main floor features an open-concept living area with large windows that flood the space with natural light. The contemporary kitchen, complete with sleek appliances and ample counter space, seamlessly flows into the living and dining areas—perfect for entertaining guests or enjoying quiet family dinners. A half bathroom completes the main floor. Upstairs, the second level hosts two generously sized bedrooms and a full bathroom. The top floor is dedicated to the stunning loft-style primary bedroom, providing a private retreat. It includes a walk-in closet and an elegant en-suite bathroom, offering the ultimate space for relaxation.

The fully finished basement provides additional living space, ideal for a home office, entertainment room, or gym.

Located in beautiful Cochrane, this townhouse offers easy access to local amenities, schools, and parks, making it the perfect choice for families or professionals. Don't miss the opportunity to call this stunning property home.

Built in 2014



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2220503      |
| Price          | \$384,500     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,208         |
| Acres          | 0.03          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 804, 50 Belgian Lane |
| Subdivision | Heartland            |
| City        | Cochrane             |
| County      | Rocky View County    |
| Province    | Alberta              |
| Postal Code | T4C 0Y5              |

## Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 1               |
| Parking        | Stall           |

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

## Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Private Entrance |
|-------------------|------------------|

|                 |                          |
|-----------------|--------------------------|
| Lot Description | Corner Lot               |
| Roof            | Asphalt Shingle          |
| Construction    | Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete          |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 34             |
| Zoning         | R-MD           |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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