

# \$389,900 - 1504, 50 Belgian Lane, Cochrane

MLS® #A2215030

**\$389,900**

3 Bedroom, 3.00 Bathroom, 1,212 sqft

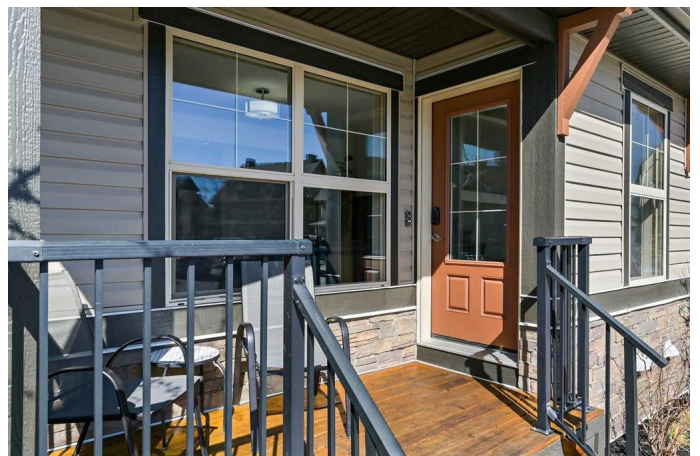
Residential on 0.03 Acres

Heartland, Cochrane, Alberta

A freshly renovated (i.e. new carpet with plush underlay, fresh professional paint on walls, doors, baseboards & casings throughout) 3-bedroom/3 bathroom end-unit ideally situated amongst Heartland's many green spaces. Newly stained 5' x 10' covered front sitting veranda leads into spacious foyer, open living room, functional kitchen with quartz counters/stainless steel appliances/large window over kitchen sink, dining area and powder room. Second level boasts 2 spacious bedrooms, full four-piece bathroom and computer desk nook. Upper level hosts a private master bedroom with substantial walk-in closet, sitting area and ensuite. Lower level is fully finished to include a large (11' x 15') family/media room, laundry and plenty of storage. Titled parking stall directly out front of home, with loads of additional parking on street. Located a mere blocks from the Bow River and its extensive pathway system, parks and all of Heartland's numerous amenities. Cochrane's quickest escape to the majestic Rocky Mountains and only 15 minutes from Calgary. Featuring smart doorbell/security camera/light switches/water-shut-off, this turn-key home is absolutely ideal for both Investors and first-time homebuyers alike. Book your private viewing today!

Built in 2014

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2215030      |
| Price          | \$389,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,212         |
| Acres          | 0.03          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 1504, 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 | Ceiling Fan(s), Closet Organizers, Quartz Counters                                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | None                                       |
| Lot Description   | Low Maintenance Landscape, Street Lighting |

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

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 3rd, 2025 |
| Days on Market | 17            |
| Zoning         | R-MD          |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.