

# \$384,900 - 1001, 50 Belgian Lane, Cochrane

MLS® #A2230851

**\$384,900**

3 Bedroom, 3.00 Bathroom, 1,199 sqft

Residential on 0.00 Acres

Heartland, Cochrane, Alberta

If you want a lesson on how to utilize a space, step inside #1001, 50 Belgian Lane, HEARTLAND, Cochrane. VERSATILITY plus with 1198sf above grade and total finished area of 1422sf. This 3 BEDROOM, 2.5 bath home with finished basement punches above its weight in features and functionality. Attractive, neutral exterior with welcoming porch to greet the neighbours from while sipping a cool drink this summer. On entry find your new kitchen/living area with room for a full size table and room to relax. STAINLESS STEEL appliances add to the modern feel of this well designed home. Heading up to the second floor, discover two good sized rooms for the kids plus a 4 piece bathroom. One more flight of stairs has you arriving in the OWNERS RETREAT; a private, loft style primary bedroom complete with walk in closet and 4 piece ensuite. Look around at how the space has been maximized and imagine the potential that this space has for you! In the FINISHED BASEMENT sit and relax, set up a fitness area, make a Lego city with the youngsters or imagine a dedicated area for your Christmas tree and decorations this December. Storage in the basement includes assorted shelving, under stair storage and maximum utilization of space. Heartland is consistently voted one of COCHRANES FRIENDLIEST COMMUNITIES, where people stop to say hello, gather for summer movies in the park, winter skating at a volunteer run outdoor rink, and watch Santa ride around the



neighbourhood on his horse in December. Zip into Calgary on the new (almost complete) 1A construction or be in Canmore in 45 minutes and only pass one set of lights. This condo is truly a gem that will move quickly and will make a great home for its new owners.

Built in 2014

### Essential Information

MLS® #	A2230851
Price	\$384,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,199
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	1001, 50 Belgian Lane
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0Y5

### Amenities

Amenities	Parking, Playground, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Off Street, Stall

### Interior

Interior Features	Built-in Features, Open Floorplan, Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Microwave, Oven, Refrigerator, Washer
Heating	Baseboard, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Playground
Lot Description	Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 13th, 2025
Days on Market	18
Zoning	R-MD

## Listing Details

Listing Office	2% Realty
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