REALTY ACES
Local . Realty . Aces

GRASSROOTS
REALTY GROUP

587-899-3773
justin@realtyaces.ca

59 Belgian Crescent
Cochrane, Alberta

MLS # A2229386

$565,000

Division:	Heartland		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,648 sq.ft.	**Age:**	2023 (2 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Interior Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Separate/Exterior Entry, Full, Unfinished	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-MX
Foundation:	Poured Concrete	**Utilities:**	-

Features: Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: n/a

OPEN HOUSE: Saturday, June 28, 12-3pm Welcome to 59 Belgian Crescent! Located in the heart of the vibrant Heartland family community, this beautifully maintained semi-detached home offers the perfect blend of style, comfort, and convenience. Surrounded by nearby parks, playgrounds, and everyday amenities. Step inside to discover a spacious open-concept main level designed for modern living. The bright and airy living room features a custom-built entertainment unit, perfect for cozy nights in or entertaining guests. The kitchen is a chef's dream with elegant quartz countertops, sleek stainless steel appliances, and timeless shaker-style cabinets that provide ample storage and a touch of classic charm. Upstairs, you'll find three generously sized bedrooms, including a serene primary suite with a walk-in closet, and a stunning ensuite featuring a quartz double vanity. This home offers comfort and elegance in a prime location! 20 minutes from Ghost lake, and quick access to the highway for a weekend mountain escape. Don't miss your chance to own this exceptional home in one of the area's most sought-after communities. Whether you're upsizing, downsizing, or buying your first home, this is a must-see! Book your private showing today!