

**601, 50 Belgian Lane E  
Cochrane, Alberta**

**MLS # A2230202**



## \$369,500

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,192 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees, Front Yard, Landscaped, Native Plants, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 324
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to your new home in Heartland, on of the fast-growing neighborhoods in Cochrane. This lovely townhome is EAST facing with warm morning light, its so bright and sunny. The main floor is open concept with a Kitchen and eat-up breakfast bar, a living room, and a 2-piece bathroom. Your kitchen includes a pantry, pot lights, and lots of windows! This desirable layout offers TWO PRIMARY BEDROOMS, one on each upper level. Each one has it's own ENSUITE bathroom. The SECOND level bedroom has a 4-piece bathroom, a walk-in closet and a "hair and make-up" nook. The THIRD level bedroom has a 4-piece bathroom, and walk-in closet. Enjoy the view of the stunning sunrise. The basement is undeveloped with a plumbed in bathroom for future developed with a large window, great for a future 3rd bedroom. Laundry and storage are also located here. This is a very well-run condominium complex with low condo fees. Landscaping and snow removal are taken care of for you. Heartland is a growing community with many amenities and a future school proposed for the area. Book your viewing today!