

702, 50 Belgian Lane
Cochrane, Alberta

MLS # A2349552



\$350,000

Division:	Heartland		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,205 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 333
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome home to this freshly updated and inviting three-bedroom corner townhome on a tree-lined street in Cochrane's sought-after Heartland community. Move-in ready, it features a brand-new, professionally completed full interior paint job and brand-new premium 45-ounce carpet with upgraded underlay. Newer luxury vinyl plank flooring and stylish faux-wood window coverings add a polished, modern feel throughout. The main floor is open and comfortable, with the living room, dining area and kitchen flowing together for easy everyday living. The kitchen features white soft-close cabinets, quartz countertops, plenty of storage and a handy pantry. Large windows bring in lots of natural light, and a convenient two-piece bath is just off the kitchen. The second level has two good-sized bedrooms and a full bath, with the entire floor set apart for children or guests. The top floor offers a private retreat, with a spacious primary bedroom, walk-in closet, additional storage cabinet and private four-piece ensuite. Need more space? The unfinished basement has an oversized window and plenty of potential for a future rec room, home office, gym or additional living space. The washer and dryer are also included on this level. Two titled parking stalls are included. As a corner unit, the home's entrance is conveniently located right off the boulevard, with easy access, additional street parking and a pleasant view toward the surrounding trees. Enjoy visitor parking, snow and garbage removal, lower condo fees and a well-managed complex. Parks, playgrounds, schools, shopping, and walking and bike paths are nearby. A great option for first-time buyers, young families, investment, or anyone looking for low-maintenance living in Cochrane.