

# \$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	10
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.