

# \$377,700 - 601, 50 Belgian Lane, Cochrane

MLS® #A2216041

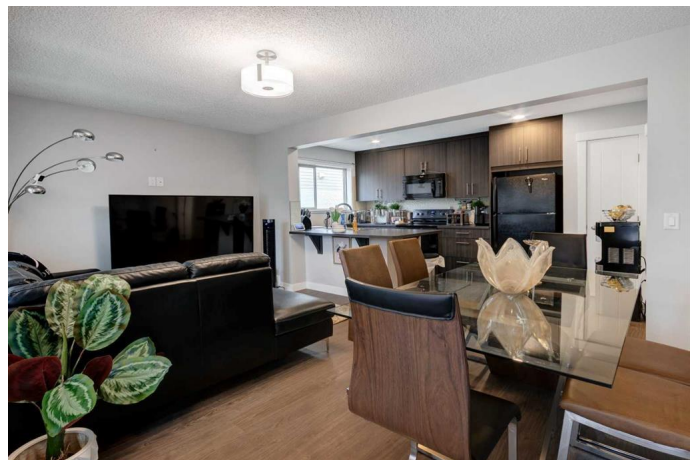
**\$377,700**

2 Bedroom, 3.00 Bathroom, 1,192 sqft

Residential on 0.00 Acres

Heartland, Cochrane, Alberta

Open House, Saturday, May 10th from Noon until 2:00pm. Excellent value & low condo fees for this bright and open home that has 2 primary suites and boasts an efficient design. East facing for great morning light and remains cooler in the summer months. We offer a dream kitchen with plenty of counter space, lots of cupboards and a sought after BREAKFAST BAR! Details of the slick kitchen are: UPGRADED glass tile back-splash, black appliances including a built in microwave hood-fan, and dark cabinets. New faucet in kitchen. UPGRADED TILE flooring in bathrooms! Both primary bedrooms have a walk-in closet and full en-suite. Second floor has the first primary bedroom and a 4-pc bath with Jack and Jill door. The top floor primary retreat enjoys a full en-suite with new showerhead and walk in closet as well. The basement is ready for your creative development, would be a great space for a recreation room. Our basement is also roughed in for another bathroom! Home is ideal for a young family (there are many in the complex) or those looking for a first time purchase. Cochrane transit (COLT) is located almost right outside your front door. Access to Ghost Lake and Canmore/Banff is a quick drive, great amenities in the community include Tim Hortons, Petro Canada Gas Station, Restaurants and the community RCMP and Municipal Enforcement. Across the road in Heritage, you will find a gym, liquor store, restaurant and dental office, to name a



few.

Built in 2014

### **Essential Information**

MLS® #	A2216041
Price	\$377,700
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,192
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	601, 50 Belgian Lane
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0Y5

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Breakfast Bar, Pantry
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement                      Unfinished, Partial

**Exterior**

Exterior Features      Lighting  
Lot Description        Lawn, Low Maintenance Landscape  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame, Wood Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              May 8th, 2025  
Days on Market        5  
Zoning                    R-M

**Listing Details**

Listing Office            CIR Realty

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.