

**9 Belgian Street
Cochrane, Alberta**

MLS # A2179113



\$519,500

Division:	Heartland		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,459 sq.ft.	Age:	2014 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Gazebo, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

FINISHED BASEMENT | DOUBLE CAR GARAGE | NO CONDO FEES | Welcome to this charming Heartland home! From the moment you arrive, you'll be greeted by a large front porch, perfect for enjoying a morning coffee or relaxing in the evening. The main floor features an open-concept design, where the living room and dining area flow effortlessly into the kitchen—ideal for family living and entertaining. The peninsula kitchen features dark wood cabinetry, sleek stainless steel appliances, and plenty of counter space for meal prep. Upstairs, you'll find three well-sized bedrooms, including a peaceful primary suite with a private ensuite bathroom. The additional two bedrooms share a 4-piece bathroom, and for added convenience, a stacked laundry area is tucked away on the upper floor. The fully finished basement provides even more room to spread out. It features a spacious rec room, perfect for movie nights, game days, or a home gym. An additional bedroom in the basement offers flexibility while a 4-piece bathroom provides added convenience. The backyard is an outdoor haven, fully landscaped and fenced for privacy. A large deck and gazebo offer the perfect spot to entertain or unwind, with plenty of space for outdoor lounging. The double detached garage at the rear of the property ensures ample parking and storage for your vehicles, bikes, and tools. Located in the family friendly community of Heartland with quick access to Highway 1A, shopping, pharmacy, restaurants, gas station, and child care. Book your showing today to find out why Living in Cochrane is Loving where you Live!