

# \$600,000 - 11 Belgian Court, Cochrane

MLS® #A2225587

**\$600,000**

3 Bedroom, 3.00 Bathroom, 1,732 sqft  
Residential on 0.08 Acres

Heartland, Cochrane, Alberta

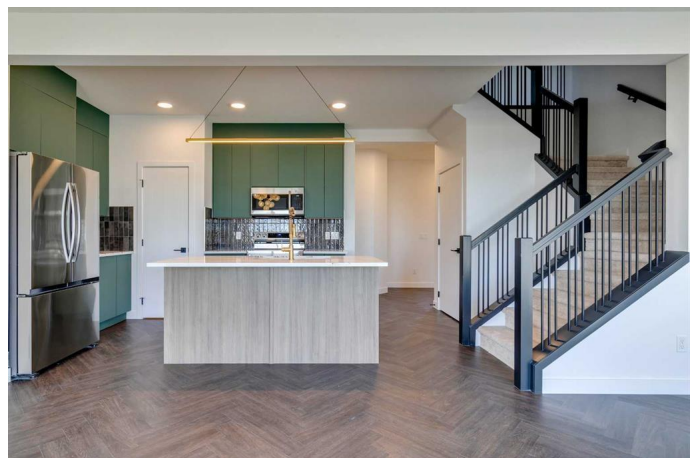
**\*\* Open House at Greystone showhome - 498 River Ave, Cochrane - June 12th 2-5pm, June 13th 3-6pm, June 14th 1-4pm, June 15th 12-3pm \*\*** Step into modern elegance with the Dallas Model by Rohit Homes—a beautifully designed detached 2-storey home offering 1,726 sq ft of well-planned living space. Featuring 3 bedrooms, 2.5 bathrooms, and a double attached garage, this home combines functionality, style, and comfort in one seamless package.

The open-concept main floor is filled with natural light, thanks to 9-foot ceilings and expansive triple-pane windows. The heart of the home is the stunning gourmet kitchen, showcasing quartz countertops, stylish cabinetry, and a walkthrough pantry that connects directly to the mudroom and garage—perfect for busy family life.

A separate side entrance opens up future possibilities for basement development, whether you™re dreaming of a home office, gym, or secondary suite (subject to approvals).

Upstairs, you'll find a spacious primary suite complete with a walk-in closet and private ensuite, as well as two additional bedrooms, a full bath, and convenient upstairs laundry.

Located in the vibrant community of Heartland, you™ll enjoy quick access to parks, schools, shopping, and major roadways, with



the Rocky Mountains just a short drive away.

This is more than just a home—it's a lifestyle upgrade. Book your showing today and experience the Dallas Model for yourself!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2225587    |
| Price          | \$600,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,732       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 11 Belgian Court  |
| Subdivision | Heartland         |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 3H5           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, |
|-------------------|---------------------------------------------------------------------|

|              |                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------|
|              | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s) |
| Appliances   | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer                                                  |
| Heating      | Forced Air                                                                                                    |
| Cooling      | None                                                                                                          |
| Has Basement | Yes                                                                                                           |
| Basement     | Exterior Entry, Full, Unfinished                                                                              |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Other                             |
| Lot Description   | Back Lane, Rectangular Lot, Other |
| Roof              | Asphalt Shingle                   |
| Construction      | Wood Frame                        |
| Foundation        | Poured Concrete                   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 15             |
| Zoning         | TBD            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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