

# \$449,900 - 23 Belgian Link, Cochrane

MLS® #A2247720

**\$449,900**

2 Bedroom, 3.00 Bathroom, 1,281 sqft  
Residential on 0.05 Acres

Heartland, Cochrane, Alberta

Welcome to this charming townhouse in the vibrant community of Heritage offering exceptional value. Featuring a bright, open-concept main floor with kitchen, living, and dining areas that flow perfectly for everyday living. The kitchen features stainless steel appliances, an eating bar & pantry. Ample natural light and a convenient 2-piece bathroom complete the main floor. Direct access to the back deck with a gas BBQ hookup leads to the generous south-facing yard. A single car parking pad provides practicality with the opportunity to increase the property's value by adding a garage in the future.

Upstairs, the well-designed layout includes two spacious primary bedrooms, each featuring an ensuite and walk-in closet, along with a laundry room and linen closet.

With your vision, the unfinished basement will add additional living space, and features like on-demand hot water give this home energy efficiency.

Located close to Cochrane's amenities, restaurants, parks, and pathways, this home combines comfort & great value!



Built in 2014

## Essential Information

MLS® # A2247720

Price \$449,900

Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,281
Acres	0.05
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	23 Belgian Link
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0M3

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, Walk-In Closet(s), Tankless Hot Water
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	BBQ gas line, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Stone

Foundation            Poured Concrete

### **Additional Information**

Date Listed            August 15th, 2025

Days on Market        64

Zoning                 R-MD

### **Listing Details**

Listing Office           MaxWell Capital Realty

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