

# \$640,000 - 19 Belgian Court, Cochrane

MLS® #A2218504

**\$640,000**

3 Bedroom, 3.00 Bathroom, 1,868 sqft

Residential on 0.08 Acres

Heartland, Cochrane, Alberta

**\*\* OPEN HOUSE at 498 River Avenue**  
Showhome - June 12th 2-5pm, June 13th 3-6pm, June 14th 1-4pm, June 15th 12-4pm **\*\***  
This brand-new home by Rohit Homes offers a spacious and functional layout, perfect for families. With 3 bedrooms, 2.5 bathrooms, and a double-attached garage, it provides plenty of room for comfort and convenience. The home features 1868 sq ft above grade, with an unfinished basement, with separate side entrance that gives you the freedom to customize and finish it to your liking. The open floorplan seamlessly blends the kitchen, living, and dining areas, making it ideal for entertaining or family gatherings. The modern kitchen comes with an island, offering extra counter space and a great place for meal prep or casual dining. Whether you're hosting a dinner party or enjoying a family meal, this home is designed to accommodate a variety of needs and occasions. Upstairs in this stunning home, you'll find a thoughtfully designed layout that makes the most of the space. The large primary suite is a standout feature, offering a peaceful retreat with plenty of room for relaxation. In addition to the primary suite, there are two good-sized bedrooms that are perfect for children, guests, or even as a home office. The laundry room completes this level of the home. Located in Greystone, this community has it all, great location, access to main highways for access to the mountains to the West and Calgary to the East. Schools, shopping, restaurants and cafes. Don't miss



out, book your showing today.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2218504    |
| Price          | \$640,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,868       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 19 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 | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer                                |
| Heating           | Forced Air                                                                                        |
| Cooling           | None                                                                                              |
| Has Basement      | Yes                                                                                               |

|                   |                            |
|-------------------|----------------------------|
| Basement          | Full, Unfinished           |
| <b>Exterior</b>   |                            |
| Exterior Features | Other                      |
| Lot Description   | Back Yard, Low Maintenance |
| Roof              | Asphalt                    |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete            |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 33             |
| Zoning         | TBC            |

**Listing Details**

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



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