

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

MLS® #A2216041

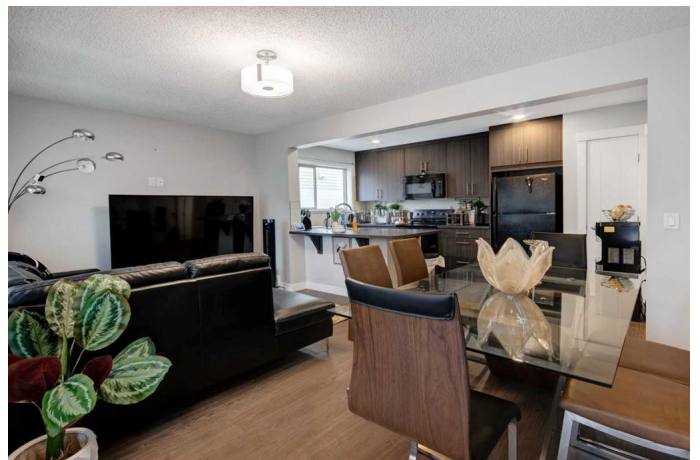
**\$377,700**

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                      Partial, Unfinished

**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        3  
Zoning                    R-M

**Listing Details**

Listing Office            CIR Realty

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