

\$509,900 - 23 Belgian Crescent, Cochrane

MLS® #A2243723

\$509,900

3 Bedroom, 3.00 Bathroom, 1,514 sqft

Residential on 0.07 Acres

Heartland, Cochrane, Alberta

Step into this beautifully designed home featuring an open-concept floor plan. This home welcomes you with a living room looking out over the front porch with a big window. The bright and airy living room seamlessly flows into a stunning kitchen, which boasts a central island, blue accent lower cabinets, upgraded hardware, a designer backsplash, and enhanced lighting throughout. Adjacent to the kitchen, the dining area serves as the perfect spot for family meals or entertaining guests. At the back entrance, you'll find a practical mudroom complete with a built-in bench, hooks, and a closet for convenient storage, with direct access to the rear parking area. Upstairs, enjoy the comfort and versatility of three spacious bedrooms, a cozy family room, and a convenient laundry closet. The primary suite features a private 4-piece en-suite bathroom, complemented by an additional 4-piece main bath on the upper level.

The unfinished basement offers ample potential for future development or additional storage. Outside, the landscaped yard leads to a fully finished parking pad, making this home as functional as it is stylish.

The family-friendly community of Heartland provides quick access to Highway 22 and the mountains, along with several amenities such as community gardens, restaurants, a gas station, healthcare services, daycare, and other shopping options. Book your showing



today to discover why living in Cochrane
means loving where you live!

Built in 2023

Essential Information

MLS® #	A2243723
Price	\$509,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,514
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	23 Belgian Crescent
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C3C3

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, ENERGY STAR Qualified Appliances, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Central, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 28th, 2025
Days on Market	10
Zoning	R-MX

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.