

# \$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, Open Floorplan, Pantry, Walk-In Closet(s), Ceiling Fan(s), Tankless Hot Water  |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| 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      | Stone, Vinyl Siding, Wood Frame         |

Foundation                Poured Concrete

**Additional Information**

Date Listed                August 15th, 2025  
Days on Market        51  
Zoning                      R-MD

**Listing Details**

Listing Office            MaxWell Capital Realty

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