

**23 Belgian Link**  
**Cochrane, Alberta**

**MLS # A2247720**



**\$449,900**

|                  |                                         |               |                   |
|------------------|-----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Heartland                               |               |                   |
| <b>Type:</b>     | Residential/Triplex                     |               |                   |
| <b>Style:</b>    | 2 Storey                                |               |                   |
| <b>Size:</b>     | 1,281 sq.ft.                            | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 2                                       | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Parking Pad                             |               |                   |
| <b>Lot Size:</b> | 0.05 Acre                               |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Level |               |                   |

|                    |                                                                                              |                   |              |
|--------------------|----------------------------------------------------------------------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                      | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Ceramic Tile, Hardwood                                                                       | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle                                                                              | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Full, Unfinished                                                                             | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                              | <b>Zoning:</b>    | R-MD         |
| <b>Foundation:</b> | Poured Concrete                                                                              | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, Tankless Hot Water, Walk-In Closet(s) |                   |              |
| <b>Inclusions:</b> | N/A                                                                                          |                   |              |

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!