

# \$510,000 - 21 Belgian Lane, Cochrane

MLS® #A2236127

**\$510,000**

2 Bedroom, 3.00 Bathroom, 1,383 sqft

Residential on 0.10 Acres

Heartland, Cochrane, Alberta

Welcome to this beautifully upgraded semi-detached home in the vibrant community of Heartland—perfectly positioned on an oversized corner lot that offers extra space, sunshine, and curb appeal. From the moment you step inside, the open-concept layout and rich hardwood flooring set the tone for a warm and inviting space designed for modern living. The main floor is bathed in natural light thanks to triple-pane windows, creating a bright, energy-efficient environment year-round. The heart of the home — a stylish kitchen — features quartz countertops, stainless steel appliances, and plenty of cabinetry, making it the perfect space for everyday meals and entertaining alike. Upstairs, two very spacious bedrooms await that will both fit a king sized bed, each with their own private 4-piece ensuite bathrooms upgraded with granite countertops, offering privacy and comfort for guests, roommates, or family. Step outside to your sun-drenched west-facing backyard — the ideal retreat to enjoy evening sunsets, summer BBQs, or time in the garden. Plus, the added RV / BOAT PARKING and swing gate access give you room for your camper or trailer — a rare bonus! This home offers one of the largest lots in the community. The DOUBLE DETACHED GARAGE is more than just a place to park — with epoxy floors and HEATED it's a premium workspace, gym, or storage zone, ready for any hobby or project. Downstairs, the unfinished basement is a blank canvas for your future vision,



already upgraded with 24" insulation.  
Heartland is within walking distance to the Bow River and a quick escape to Ghost Lake Recreation area, Canmore and the Rocky Mountains for all your outdoor adventures. Everyday amenities are also just minutes from your door. This is more than a home – it's a lifestyle. Call your favourite realtor and book a showing today and discover the Heartland difference!

Built in 2019

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2236127               |
| Price          | \$510,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,383                  |
| Acres          | 0.10                   |
| Year Built     | 2019                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 21 Belgian Lane   |
| Subdivision | Heartland         |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 0M3           |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 3                                   |
| Parking        | Double Garage Detached, Parking Pad |

# of Garages 2

### Interior

Interior Features Kitchen Island, Open Floorplan

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Full, Unfinished

### Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Corner Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed July 2nd, 2025

Days on Market 5

Zoning R-MX

### Listing Details

Listing Office CIR Realty

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