

\$600,000 - 11 Belgian Court, Cochrane

MLS® #A2225587

\$600,000

3 Bedroom, 3.00 Bathroom, 1,732 sqft
Residential on 0.08 Acres

Heartland, Cochrane, Alberta

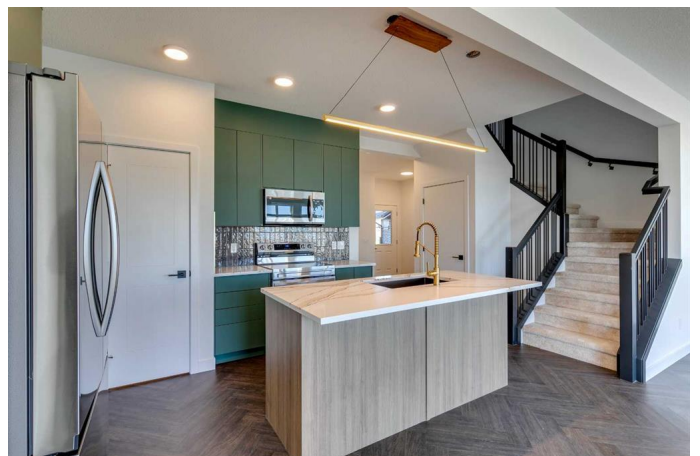
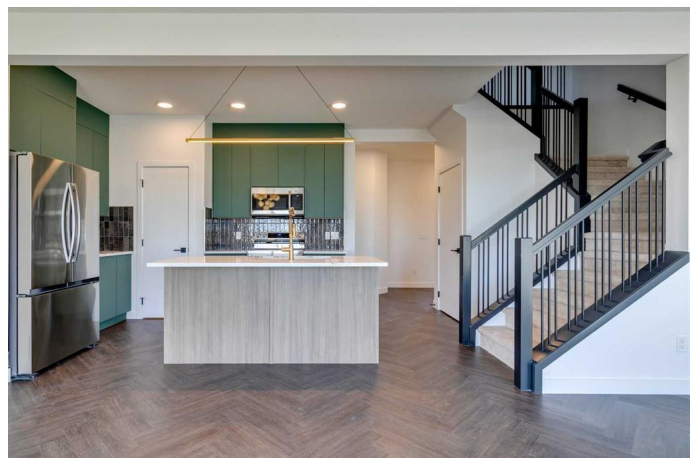
**** Open House at Greystone showhome - 498 River Ave, Cochrane - July 25th 2-4pm, July 26th 12-4pm, and July 27th 12-4pm **** Step into modern elegance with the Dallas Model by Rohit Homes—a beautifully designed detached 2-storey home offering 1,726 sq ft of well-planned living space. Featuring 3 bedrooms, 2.5 bathrooms, and a double attached garage, this home combines functionality, style, and comfort in one seamless package.

The open-concept main floor is filled with natural light, thanks to 9-foot ceilings and expansive triple-pane windows. The heart of the home is the stunning gourmet kitchen, showcasing quartz countertops, stylish cabinetry, and a walkthrough pantry that connects directly to the mudroom and garage—perfect for busy family life.

A separate side entrance opens up future possibilities for basement development, whether you're dreaming of a home office, gym, or secondary suite (subject to approvals).

Upstairs, you'll find a spacious primary suite complete with a walk-in closet and private ensuite, as well as two additional bedrooms, a full bath, and convenient upstairs laundry.

Located in the vibrant community of Heartland, you'll enjoy quick access to parks, schools, shopping, and major roadways, with



the Rocky Mountains just a short drive away.

This is more than just a home—it’s a lifestyle upgrade. Book your showing today and experience the Dallas Model for yourself!

Built in 2025

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2225587 |
| Price | \$600,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,732 |
| Acres | 0.08 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 11 Belgian Court |
| Subdivision | Heartland |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 3H5 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, |
|-------------------|---|

| | |
|--------------|---|
| | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Unfinished |

Exterior

| | |
|-------------------|-----------------------------------|
| Exterior Features | Other |
| Lot Description | Back Lane, Other, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 2nd, 2025 |
| Days on Market | 50 |
| Zoning | TBD |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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