

# \$590,000 - 31 Belgian Court, Cochrane

MLS® #A2243439

**\$590,000**

3 Bedroom, 3.00 Bathroom, 1,868 sqft

Residential on 0.08 Acres

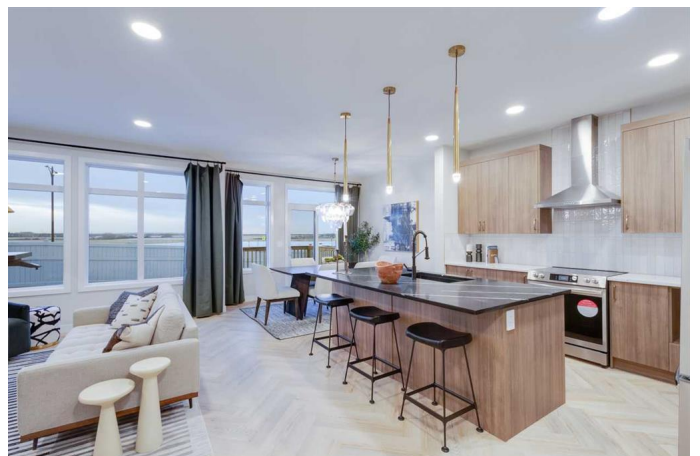
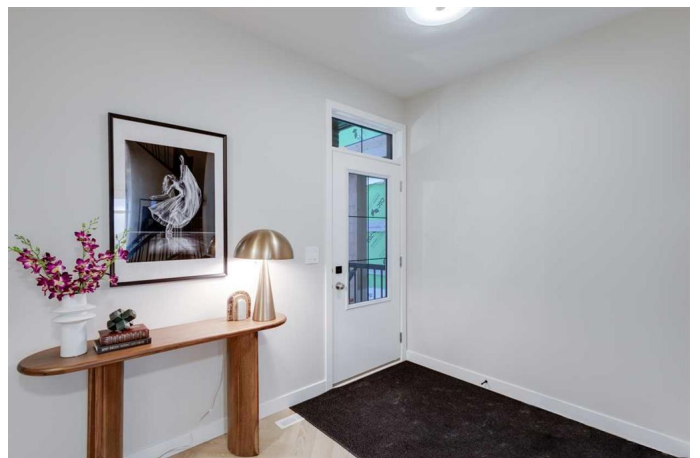
Heartland, Cochrane, Alberta

**\*\*\$20K off list price - special promo price -  
Open House at Showhome - 15 Belgian Court,  
Cochrane - October 11th 12-4pm, October  
12th 12-2pm and October 13th 1-4pm \*\***

Welcome to The Willow by Rohit! This stunning home offers an open-concept living space designed for modern living. The spacious living room that seamlessly flows into the kitchen and dining area—perfect for entertaining or everyday family life. The kitchen features a walk-through pantry for easy access and additional storage. The double attached garage provides convenience and direct entry into the home through the mudroom. Upstairs, you'll find the luxurious primary bedroom, offering a peaceful retreat. Just down the hall, there's a versatile office space, ideal for working from home. The upper floor also includes a spacious laundry room, plus two additional bedrooms, perfect for family or guests. The unfinished basement presents an excellent opportunity to customize the space to your liking, whether you envision a home gym, theater room, or additional living area. Experience the perfect blend of style, function, and comfort in The Willow—your new dream home! Photos are representative from a previous build, some features may be different.

Built in 2025

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2243439    |
| Price          | \$590,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,868       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 31 Belgian Court  |
| Subdivision | Heartland         |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 3H5           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| 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, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer                                                                                                   |
| Heating           | Forced Air                                                                                                                                                     |
| Cooling           | None                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                            |
| Basement          | Full, Exterior Entry, Unfinished                                                                                                                               |

### Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                 |
|-----------------|-----------------|
| Lot Description | Other           |
| Roof            | Asphalt Shingle |
| Construction    | Wood Frame      |
| Foundation      | Poured Concrete |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 68               |
| Zoning         | TBD              |

### **Listing Details**

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

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