

# \$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

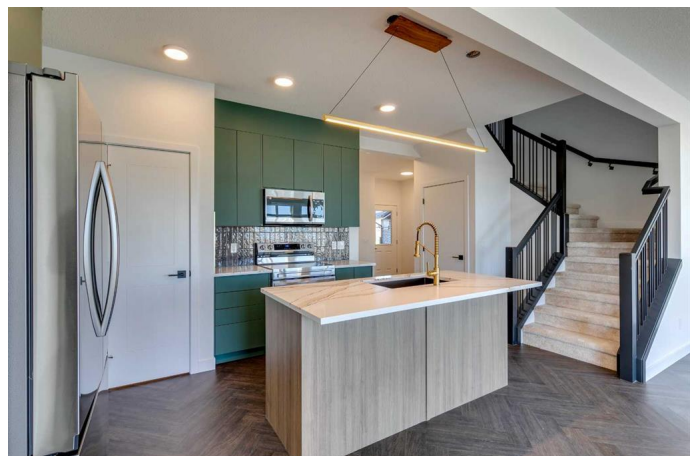
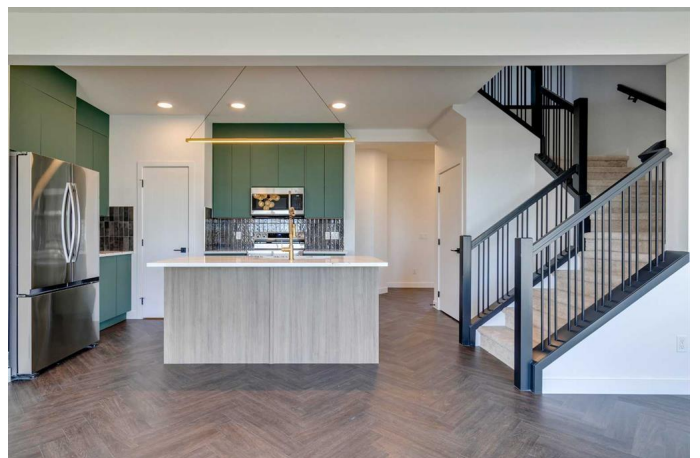
**\*\* OPEN HOUSE at 498 River Avenue**  
Showhome - Saturday 12-4pm & Sunday June 8th 1-4pm **\*\***Step into modern elegance with the Dallas Model by Rohit Homes—a beautifully designed detached 2-storey home offering 1,726 sq ft of well-planned living space. Featuring 3 bedrooms, 2.5 bathrooms, and 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,
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	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	7
Zoning	TBD

## Listing Details

Listing Office	eXp Realty
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