

\$585,000 - 35 Belgian Court, Cochrane

MLS® #A2240396

\$585,000

3 Bedroom, 3.00 Bathroom, 1,732 sqft
Residential on 0.07 Acres

Heartland, Cochrane, Alberta

**** \$20K off list price - special promo price ****
Open House at Greystone showhome - 498
River Ave, Cochrane - November 1st
1:30-4pm, November 2nd 1:30-4pm,
November 3rd 3-6pm and November 4th
3-6pm **** Welcome to the pinnacle of
contemporary living in this beautifully designed
detached home—the Dallas Model. Offering
1,726 sq ft of modern elegance, this
3-bedroom, 2.5-bath home blends style and
functionality seamlessly. The open-concept
main floor is flooded with natural light,
enhanced by 9-foot ceilings and expansive
triple-pane windows. A gourmet kitchen with
sleek quartz countertops and a convenient
walkthrough pantry adds to the home’s
appeal. Enjoy the benefits of a separate side
entrance and the ease of a double attached
garage with direct access. Thoughtfully
crafted, the Dallas Model is a truly exceptional
place to call home. New Home Warranty
Included**

Built in 2025

Essential Information

MLS® #	A2240396
Price	\$585,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,732
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	35 Belgian Court
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3H5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), Recessed Lighting
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Low Maintenance Landscape
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2025
Days on Market	105
Zoning	R-MX

Listing Details

Listing Office	eXp Realty
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