

50 Belgian Lane # 501 Cochrane, AB T4C 0Y5**Residential
Incomplete
Banner:****A2265174****DOM:** 0**LP:** \$374,900.00**CDOM:****OP:****Bright, Modern, and Move-In Ready - Your Heartland Lifestyle Awaits!**

Class:	Row/Townhouse	City:	Cochrane
County:	Rocky View County	Subdivision:	Heartland
Type:	Other	Ttl Beds:	3
Levels:	Three Or More	F/H Bth:	2/1
Year Built:	2014	RMS SQFT:	1,153.00
LINC#:	0036399483	LP/SF:	\$325.15
Arch Style:	3 (or more) Storey	Suite:	No
Possession:	Immediate, Negotiable	Lot Size:	1089 SF 101.17 SM
Lot Dim:		Lot Depth:	M'
Front Length:		Lot:	Condo: Yes
Legal Pln:	1413080	Blk:	149
Zoning:	R-MD	Tax Amt/Yr:	\$2,197.00/2025
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	NW
Restrict:	Pet Restrictions or Board approval Required		

Public Remarks: The Cochrane Real Estate Market is always moving and when something special hits the market in this sector, it usually doesn't stick around for long. And this one? It's the kind of place that makes you stop scrolling. In the highly desirable community of Heartland, Cochrane, a vibrant neighborhood surrounded by mountain views, green space, and everything that makes small-town living feel big on comfort. Inside, you've got three beautifully designed levels and just over 1,150 square feet of modern living. The open-concept main floor features large windows that flood the space with natural light, perfect for those cozy evenings or morning coffees. The kitchen is sleek and functional, stainless steel appliances, lots of counter space, and a flow that makes entertaining or everyday living feel effortless. Upstairs, you'll find two generously sized bedrooms and a full bathroom, ideal for guests, kids, or even that home office you've been meaning to set up. And the entire top floor? That's your private retreat. A loft-style primary bedroom, complete with a walk-in closet and a beautiful ensuite, your own quiet space to unwind after a long day. You've got two titled parking stalls, a big bonus for anyone who's tired of the street parking shuffle. And with Heartland's local shops, schools, parks, and trails all within minutes, this townhome hits that perfect balance between convenience and community. So if you've been waiting for that perfect entry into the Cochrane market, one that combines style, location, and value, this is it! Homes like this in Heartland don't last long... and this one's ready to move. Reach out today to book a private showing or learn more before it's gone.

Directions:**Rooms & Measurements**

Baths:	1P	2P	3P	4P	5P	6P	Bed Abv: 3	Main: 39.95	Mtr2	430.00	SqFt
EnSt Bth:	0	1	0	1	0	0	Rms Abv: 6	Upper: 67.17	Mtr2	723.00	SqFt
	0	0	0	1	0	0		Blw Grade: 38.83	Mtr2	418.00	SqFt
								Total AG: 107.12	Mtr2	1,153.00	SqFt

Property Information

Basement:	Full, Unfinished	Laundry Ft:	In Unit
Heating:	Forced Air, Natural Gas	Cooling:	None
Construction:	Vinyl Siding, Wood Frame	Fireplaces:	0
Foundation:	Poured Concrete	Flooring:	Carpet, Ceramic Tile, Laminate
Exterior Feat:	Balcony, Private Entrance	Fencing:	Fenced
Roof Type:	Asphalt Shingle	Balcony:	None
Reports:	RMS Supplements		
Parking:	Stall Total: 2		
Features:	High Ceilings, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		
Comm Feature:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths		
Lot Features:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Low Maintenance Landscape, Private, Rectangular Lot, Street Lighting		
Goods Include:	N/A		
Appliances:	Dishwasher, Dryer, Microwave Hood Fan, Oven, Refrigerator, Washer		
Other Equip:	None		
Goods Exclude:	N/A		

Condo Information


Condo Name:	The Range in Cochrane		Condo Fee:	\$323.33/Monthly
Condo Type:	Conventional Condo	Post Tension:	HOA:	
Mgmt Co/Ph:	Kidder & Company/403-830-8636		Floor #:	1
Prk Plan Type:	Titled		# Elevators:	
Legal Desc:	1413080/149	Prk Stall #:	Total Floors:	
Legal Park:	1412997/41 and 87	Storage Type:	Common Walls:	2+ Common Walls
Legal Stor:		Locker #:	Unit Exposure:	NW
# of Units:		Registrd Size:	Unit Factor:	145
Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash		Prk Unit Factor:	1
Assoc Amen:	Visitor Parking			
Pets Allowed:	Yes			

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Foyer	Main	6`8" x 4`0"	Kitchen	Main	7`10" x 14`3"
Pantry	Main	1`9" x 2`3"	Living Room	Main	10`1" x 15`6"
Covered Porch	Main	4`10" x 9`7"	Bedroom - Primary	3rd	15`6" x 13`9"
Bedroom	2nd	10`9" x 7`11"	Bedroom	2nd	10`9" x 7`11"

2pc Bathroom	Main	4`5" x 4`4"	1.35M x 1.32M	4pc Ensuite bath	3rd	4`10" x 7`10"	1.47M x 2.39M
4pc Bathroom	2nd	4`11" x 7`10"	1.50M x 2.39M				

Agent & Office Information

List Agent:	Mike Abou Daher  team@mikeaboudaher.com	Phone:	403-809-9386
List Firm:	Real Broker	Phone:	855-623-6900
Firm Address:	#700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7	Firm Fax:	
Appt:	ShowingTime	List Date:	10/17/2025
Showing Contact:	Mike Abou Daher 403-809-9386	Expiry Dt:	02/16/2026
Comm:	3.5% on the first 100k, 1.5% on the balance	With Dt:	
LB Type/Info:	SentriLock/Front	Dower Rt:	
Owner Name:	Private	SRR:	No
Occupancy:	Vacant		
Member Rmks:	All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com.		

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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).