

50 Belgian Lane # 501 Cochrane, AB T4C 0Y5**Residential
Incomplete****A2298930****DOM:** 0**LP:** \$349,900.00**CDOM:****OP:**

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:	\$303.47
Arch Style:	3 (or more) Storey	Suite:	No
# Illegal Suite:	0	# Legal Suite:	0
Possession:	Immediate, Negotiable		
Lot Dim:		Lot Size:	1089 SF 101.17 SM
Front Length:		Lot Depth:	M'
Legal Pln:	1413080	Blk:	149
		Lot:	Condo: Yes
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**

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

Property Information

Basement:	Full	Laundry Ft:	In Unit
Basement Dev:	Unfinished	Basement Ft:	None
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	Patio/Porch:	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	HOA:	
Mgmt Co/Ph:	403-830-8636	Floor #:	1
Prk Plan Type:	Titled	# Elevators:	
Legal Desc:	1413080/149	Total Floors:	
Legal Park:	1412997/41 and 87	Common Walls:	2+ Common Walls
Legal Stor:		Unit Exposure:	NW
# of Units:		Unit Factor:	145
Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash	Prk Unit Factor:	1
Reg Size Incl:	Interior Above Grade	Floor Location:	
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"	3.28M x 2.41M	Bedroom	2nd	10`9" x 7`11"	3.28M x 2.41M
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		
Showing Contact:	Mike Abou Daher 403-809-9386	List Date:	04/02/2026
Comm:	3.5% on the first 100k, 1.5% on the balance	Expiry Dt:	10/31/2026
LB Type/Info:	SentriLock/Front	With Dt:	
Owner Name:	Private	Dower Rt:	
Occupancy:	Vacant	SRR:	No
Member Rmks:			

Ownership: Private
Exclusion: No

Printed Date: 04/03/2026 1:11:31 PM

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