

# \$539,900 - 31 Belgian Link, Cochrane

MLS® #A2228040

## \$539,900

3 Bedroom, 3.00 Bathroom, 1,591 sqft  
Residential on 0.07 Acres

Heartland, Cochrane, Alberta

Nestled in the charming community of Heartland in Cochrane, 31 Belgian Link is a home designed with care, purpose, and the needs of a busy family in mind. From its thoughtful layout to its stylish finishes, this property promises to be the perfect place to create lasting memories. As you step into the home, you are greeted by a bright and welcoming family room. Adjacent to this, youâ€™ll find a practical office space, ideal for kids to tackle their homework while dinner is being prepared just a few steps away. The spacious kitchen is a cookâ€™s dream, boasting ample cabinet space, a pantry for extra storage, and a central island with stunning stone countertops. Stainless steel appliances complete the space, adding a touch of modern sophistication. The open-concept design seamlessly connects the kitchen to the dining and living areas, making it easy to entertain or keep an eye on the little ones. Guests can gather around the dining table for meals or cozy up in the living room by the warmth of the gas fireplace. A conveniently located powder room rounds off the main level. Heading upstairs, you will find the restful primary bedroom, complete with a walk-in closet and ensuite bathroom, offering a private retreat after a long day. The upper level also includes two additional bedrooms, perfect for family members or guests, as well as a full bathroom to serve their needs. To top it all off, the laundry room is thoughtfully located on this level, making chores a breeze. This home



shines on the outside as well. A double detached garage provides secure parking and storage, while the yard offers plenty of space for kids to play, garden, or simply enjoy the outdoors, all this on a spacious corner lot. 31 Belgian Link is place you can call home. From its family-friendly design to its stylish finishes, this property is sure to impress. Do not waitâ€”book your showing today before it is gone!

Built in 2014

**Essential Information**

MLS® #	A2228040
Price	\$539,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,591
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	31 Belgian Link
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0M3

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Off Street

# of Garages 2

### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows

Appliances Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Full, Unfinished

### Exterior

Exterior Features None

Lot Description Back Lane, Back Yard, Corner Lot, Lawn, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed June 5th, 2025

Days on Market 33

Zoning R-MD

### Listing Details

Listing Office Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.