

\$589,000 - 46 River Heights Boulevard, Cochrane

MLS® #A2249589

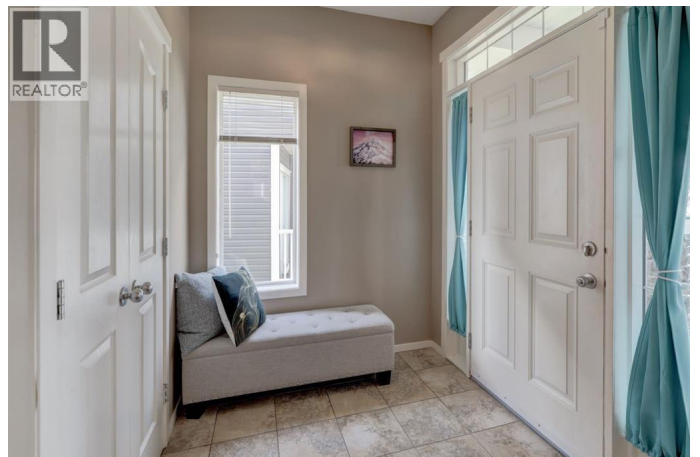
\$589,000

3 Bedroom, 3.00 Bathroom, 1,722 sqft

Single Family on 0.12 Acres

River Heights, Cochrane, Alberta

Open House Sunday, September 14 from 1-3 PM. Welcome to this beautiful property in River Heights, Cochrane! This lovely 3 bedroom, 2 ½ bath home is perfect for a family! The front of this home has curb appeal plus the exquisite landscaping, the stone trim and a cozy verandah! The front door entrance with a window and room for seating is the beginning of the homey interior. The comfy living room has a gas fireplace and a picture window that looks out over the verandah and front yard. To the right of the entrance is the dining room and kitchen. The kitchen is perfectly laid out with lots of cabinets, an island and a large south facing window over the sink facing the immaculate backyard! From the kitchen is a back entrance to a spacious deck large enough for furniture and a barbeque, also at the back entrance there is a 2-pce bath. Across from the front entrance is the staircase going to the second floor but first there is a lovely office up 2 steps from main. Upstairs there are 3 bedrooms and a main 4-pce bath. The primary bedroom and walk-in closet are a good size. The 5-pce ensuite is large with a soaker tub and a separate shower. Upstairs, where all your laundry accumulates is where you will find the laundry room! The basement is unspoiled ready for your personal touch! An excellent feature of this home is the \$20,000 solar system installed in 2024. It has already shown a savings. This home is situated on a pie shaped lot with a concrete parking pad ready



for a future double garage. The rest of the south facing backyard is beautifully landscaped including mature trees (\$10,000 in 2022) with plenty of room for playing or relaxing! Across the street is a playground where you can watch your children play from your front porch! K-12 schools are walking distance from the house. This property is on the south side of Cochrane so easy access to HWY #1. Only 30 minutes drive to Kananaskis. Only 30 minutes drive to University of Calgary. (id:6289)

Built in 2009

Essential Information

Listing #	A2249589
Price	\$589,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,722
Acres	0.12
Year Built	2009
Type	Single Family
Sub-Type	Freehold

Community Information

Address	46 River Heights Boulevard
Subdivision	River Heights
City	Cochrane
Province	Alberta
Postal Code	T4C0J6

Amenities

Amenities	Playground, Schools, Shopping
Features	Back lane, No Smoking Home
Parking Spaces	2
Parking	Parking Pad, Street
View	View

Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave Range Hood Combo, Window Coverings, Washer & Dryer
Heating	Central heating, Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office CIR Realty



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