

\$679,000 - 271 River Heights Crescent, Cochrane

MLS® #A2263116

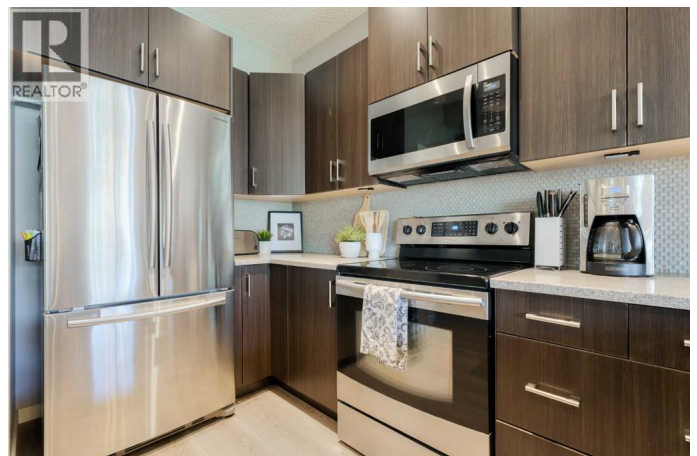
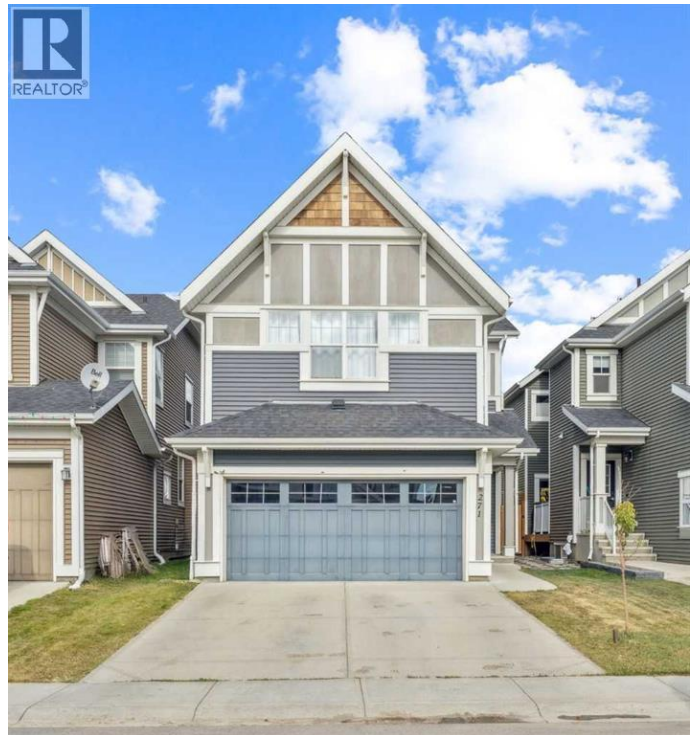
\$679,000

3 Bedroom, 4.00 Bathroom, 1,898 sqft

Single Family on 0.09 Acres

River Song, Cochrane, Alberta

Welcome to this well-maintained two-storey, front-drive home in the sought-after community of River Heights. Designed with comfort, function, and style in mind, this home is ideal for growing families. The main floor showcases a bright and OPEN-CONCEPT layout, filled with natural light from numerous LARGE WINDOWS. The kitchen is a highlight with its GRANITE COUNTERTOPS, stainless steel appliances, LARGE BREAKFAST BAR, and WALK-IN PANTRY—perfect for family meals or entertaining. The adjoining dining area and cozy living room create a warm and inviting atmosphere. Upstairs, you'll find three generously sized bedrooms, including a spacious primary bedroom featuring a 4-piece ENSUITE with a SOAKING TUB, SEPARATE SHOWER and WALK-IN CLOSET. A bonus room adds extra flexibility for a playroom or media space, while the UPSTAIRS LAUNDRY and additional bathroom add to your daily convenience. The FULLY FINISHED BASEMENT expands your living space with a large family room, stylish WET BAR, full bathroom, and an additional room currently used as a bedroom—ideal for guests, a home office, or a den. Step outside to the fully fenced, north-facing backyard—beautifully TREED for added privacy. Whether you're enjoying quiet mornings, summer BBQs, or watching the kids play, this outdoor space offers something for everyone. Located close to schools, walking paths, Cochrane amenities, and the Spray Lakes Recreation



Centre, this home is perfectly situated in a quiet, family-friendly neighbourhood. Donâ€™t miss your chance to call this wonderful River Heights property home! (id:6289)

Built in 2014

Essential Information

Listing #	A2263116
Price	\$679,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,898
Acres	0.09
Year Built	2014
Type	Single Family
Sub-Type	Freehold

Community Information

Address	271 River Heights Crescent
Subdivision	River Song
City	Cochrane
Province	Alberta
Postal Code	T4C0V2

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Treed, Wet bar
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Oven - Electric, Dishwasher, Microwave Range Hood Combo, Window Coverings, Garage door opener, Washer & Dryer
Heating	Forced air
Cooling	None
# of Stories	2

Has Basement Yes

Exterior

Exterior Vinyl siding
Construction Wood frame
Foundation Poured Concrete

Listing Details

Listing Office eXp Realty



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