



GRASSROOTS
REALTY GROUP

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**41 River Heights Drive
Cochrane, Alberta**

MLS # A2217115



\$499,000

Division:	River Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,446 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, Stall		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	(R-MX)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	none		

3 BED / 3 BATH / NEXT TO NEW CONDITION / NO CONDO FEE / Welcome to 41 River Heights Drive! Nestled in the family centric community of River Heights with quick access to the #22 highway, Calgary, and the Mountains this property is perfect for first time buyers and investors looking to expand their portfolio. The open concept mainfloor boasts Stainless Steel Appliances, Immaculate white cabinetry and matching Quartz Countertops! The main floor has ample windows and luxury vinyl planking throughout. Heading upstairs this functional layout has the all important master suite with a private 3 piece bath and larger master bedroom. There are 2 more bedrooms, a 4 piece bath and conveniently located upstairs laundry. The basement is undeveloped and prepped with a private side entrance for future completion and added revenue potential. The backyard benefits from sunny south exposure and the rear deck is the perfect place to relax and enjoy those long summer days. There is ample parking in the rear and large paved rear for all sizes of vehicles with loads of space for a future double garage. Unlock the potential by developing the basement and enjoy the Cochrane lifestyle in this premier family community! Book your showing today!