



GRASSROOTS
REALTY GROUP

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**426 River Heights Crescent
Cochrane, Alberta**

MLS # A2221410



\$549,900

| | | | |
|------------------|---------------------------------|---------------|-------------------|
| Division: | River Heights | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,558 sq.ft. | Age: | 2013 (12 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R-MX |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, High Ceilings, Pantry, Walk-In Closet(s) | | |

Inclusions: All Lighting Fixtures Attached, Attached Wall Cabinet beside Garage Door

OPEN HOUSE SUNDAY JULY 20 12PM - 2PM | Welcome to this well-maintained two storey half duplex in the family-friendly community of River Heights! Ideally located close to schools, the Cochrane Rec Centre, river walking paths, and all town amenities, this home offers comfort, convenience, and value. The bright main floor features a WHITE KITCHEN with GRANITE COUNTERTOPS, a PANTRY, and an open layout perfect for everyday living. Step out from the dining area onto the DOUBLE DECK and enjoy the private, south-facing, treed backyard—an ideal space for relaxing or entertaining. Upstairs, you'll find a versatile bonus room and three bedrooms, including the spacious primary bedroom with a 4-piece ENSUITE and WALK-IN CLOSET. The FULLY FINISHED BASEMENT offers 9' CEILINGS, a fourth bedroom, a 3-piece bathroom, a cozy family room, laundry, and space for a home gym or office. Additional features include HOT WATER on DEMAND, TRIPLE PANE WINDOWS, and a single attached garage. A perfect place to call home in an ideal location—don't miss it!