



GRASSROOTS
REALTY GROUP

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97 River Heights Crescent Cochrane, Alberta

MLS # A2232546



\$689,000

Division:	River Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,751 sq.ft.	Age:	2009 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Front Yard		

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		
Inclusions:	Telus SmartHome security system		

Beautiful, functional with tons of useable features this home could have everything you're looking for. Step inside to a bright and welcoming main floor with warm wood tones and a layout that feels both spacious and functional. The open-concept kitchen and dining area are made for everyday living and entertaining with plenty of cabinet space, a central island for gathering, a gas range, and a stylish farmhouse sink. It's a warm, family-friendly space that truly feels like the heart of the home. Upstairs, past the office area, you'll find three bedrooms, including the primary with a walk-in closet and private ensuite bathroom. The convenience of upstairs laundry makes life that much easier for busy households. Downstairs, the fully finished basement offers even more room to spread out, featuring two additional bedrooms, another full bathroom, a large family room with a cozy wood-burning stove that is perfect for curling up during those colder months or hosting laid-back movie nights. Step out back to enjoy the fully fenced yard, complete with a deck with built-in seating and a gas line for your BBQ, a dog run, and RV parking. The oversized garage is a true standout. Heated, with extra height, roughed-in for in-floor heating, and tons of usable storage space above. Pictures don't do it justice. All this in one of Cochrane's most loved communities, you're close to parks, the Bow River pathway system, and walking distance to schools with a new K-8 school currently under development just around the corner. This is the full Cochrane lifestyle