



GRASSROOTS
REALTY GROUP

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**195 River Heights Green
Cochrane, Alberta**

MLS # A2238823



\$659,900

Division:	River Song		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,695 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: n/a

LOCATION, LOCATION, LOCATION! Beautifully upgraded SABAL-built home in the heart of RIVERSONG, located on a quiet street just steps from a natural reserve on The Green. This fully finished 2-storey features 4 bedrooms, 3 full bathrooms, and an oversized double garage with a sunny south-facing backyard. The main level boasts 9' ceilings, rich vinyl plank flooring, and a bright, open floor plan with half bath and mud room.. The chef's dream kitchen includes quartz countertops, custom white cabinetry, a large island, and a premium KitchenAid Pro Series stainless steel appliance package. Enjoy the cozy living room with gas fireplace, spacious dining area, and main floor office. Upstairs you'll find an opulent master retreat with vaulted ceilings, a 5-pc ensuite, and walk-in closet, plus two additional bedrooms, a 4-pc bath, and convenient upper-floor laundry complete with Whirlpool Washer & Dryer.. The fully developed basement includes a large family room, 4th bedroom, full bath, and ample storage. Enjoy outdoor living with a covered front porch, south-facing deck, and low-maintenance, fully fenced yard. Steps to playgrounds, walking paths, and close to schools — this is the perfect family home in an unbeatable location!