



GRASSROOTS
REALTY GROUP

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**446 River Heights Drive
Cochrane, Alberta**

MLS # A2240383



\$649,900

Division:	River Song		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,302 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Rectangular Lot, Views		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home		

Inclusions: TV mounted on the wall in the kitchen

Discover the perfect blend of comfort, space, and small-town charm in this beautifully maintained 3-bedroom, 3.5-bathroom detached home located in River Heights, one of Cochrane's most desirable and family-friendly communities. Built in 2011 and meticulously updated throughout, this home offers over 3,300 sq. ft. of developed living space, including a finished basement, a bonus room, and a double attached garage. The main floor features an inviting open-concept layout with a renovated white kitchen, stainless steel appliances, walk-in pantry, central island, and plenty of seating, ideal for both everyday living and entertaining. Upstairs, you'll find a large bonus room, convenient laundry, and three spacious bedrooms, including a serene primary suite complete with a walk-in closet and a luxurious 5-piece ensuite. Step outside to a two-tiered deck overlooking a fully fenced, low-maintenance backyard with open views of Cochrane's rolling hills, a perfect spot for relaxing or summer gatherings. Thoughtful touches like the direct garage entry into a mudroom with walk-in closet, and additional guest powder room on the main level, add everyday functionality. Located just steps from walking paths, parks, and schools, and only a short drive to Cochrane's vibrant downtown, this home offers a peaceful lifestyle with the convenience of Calgary just 35 minutes away. Whether you're upsizing, relocating, or simply craving more space, this move-in-ready home is a rare find in today's market. Book your private showing today, homes like this don't stay on the market for long!