



GRASSROOTS
REALTY GROUP

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2 River Heights Crescent Cochrane, Alberta

MLS # A2244825



\$517,500

Division:	River Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,503 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: All Lighting Fixtures Attached, All Attached Shelving, Shed

Welcome to this charming two-storey half duplex located on a desirable corner lot in the peaceful community of River Heights. This home offers a functional layout with a cozy yet spacious feel, perfect for families or first-time buyers. The kitchen features rich DARK CABINETRY, BLACK APPLIANCES, and WHITE LAMINATE countertops on the ISLAND with a BREAKFAST BAR—ideal for casual dining or entertaining. The bright and airy living room flows seamlessly into the adjacent dining area, both filled with natural light from LARGE WINDOWS and a patio door that opens to the OVERSIZED, PRIVATE and beautifully LANDSCAPED backyard—your perfect outdoor retreat. Upstairs, you'll find three generously sized bedrooms, including a primary bedroom complete with a WALK-IN CLOSET and a 4-piece ENSUITE. A second 4-piece bathroom provides convenience for family or guests. The unfinished basement offers endless potential for future development to suit your lifestyle—whether you envision a recreation room, home gym, or additional bedroom. Additional features include CENTRAL AIR CONDITIONING to keep you comfortable year-round and a SINGLE ATTACHED GARAGE for added convenience. Located within walking distance to schools, parks, the Bow River, and nearby amenities, this home blends comfort, privacy, and a family-friendly location. Don't miss this fantastic opportunity to own in River Heights!