



GRASSROOTS
REALTY GROUP

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97 River Heights Crescent Cochrane, Alberta

MLS # A2247450



\$649,999

Division:	River Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,750 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 smart home security system		

If you've been searching for a family home with over 2400 SF of living space and a huge garage that could be used as a mechanic shop, RV parking and all in a fantastic neighborhood, then this might be the one. Walking up to the front step, you pass the fenced front yard and onto the covered front porch, step inside to be welcomed by a bright, open space with warm wood accents and a layout that just makes sense. Starting with the large living room with built-in shelving and plenty of natural light. The kitchen and dining area are made for real life with plenty of cabinets for storage, a central island, a gas range for the home chef, and a farmhouse sink that adds just the right touch of charm. Upstairs, you'll pass a handy little office nook on your way to three bedrooms. The primary has its own 5 piece ensuite and a walk-in closet. Laundry room is upstairs, because hauling baskets up and down stairs is overrated. The fully finished basement gives you even more space, with two extra bedrooms and another full bath. One bedroom was built as a soundproof music room, so if you've got a drummer, podcaster, or someone who values quiet, you're covered. The big family room has a wood-burning stove for those chilly evenings when you just want to curl up and relax. Step outside and you'll find a deck with built-in seating and a gas line for your BBQ, a dog run, and RV parking with hookups. And then there's the garage! A massive, heated space with extra high ceilings, roughed-in for in-floor heat with a second story loft for storage. All of this is in River Heights, one of Cochrane's most loved and accessible communities. You're steps from parks, the Bow River pathways, and schools, including a brand-new K-8 school under construction just around the corner. This home lets you live the full Cochrane lifestyle

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