



GRASSROOTS
REALTY GROUP

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**182 River Heights Crescent
Cochrane, Alberta**

MLS # A2251563



\$578,800

Division:	River Song		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,710 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Front Yard, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, French Door, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Tankless Hot Water		
Inclusions:	N/A		

As you enter 182 River Heights Crescent you will see why this is one of the nicest properties, in the best location, in this most sought-after neighborhood. Homes like this don't come up often. Step inside and you are greeted by the wide-open plan and the stunning, wide-open views to the west that make this home truly special. The flow from the large dining room and kitchen, to the beautiful living room with gas fireplace, to the spectacular deck and backyard provides a wonderful environment for family time and entertaining. The main floor powder room is another great feature. These original owners insisted on numerous Builder Upgrades, such as: Great Room Extension, larger windows, Premiere Cabinet Package and quartz counter-tops. The kitchen is complete with an updated stainless steel Kitchen Aide and Bosch appliances, and double electric oven with gas cooktop range. A chef's delight! Proceed up the gracious staircase to the west facing family room/bonus room with its vaulted ceiling and spectacular views. A truly special place to enjoy the benefits of this home. Whether you are enjoying the sunset over the mountains, taking in the activity on the field or simply enjoying the serene openness, you will know that this view is yours to keep forever. The large primary suite provides its own sanctuary with plenty of space and sunny warmth. A generous 4-piece, 2-vanity en-suite completes this oasis. The upstairs provides an additional two bedrooms, which are both well-sized, and another 4-piece bathroom. Ideal for family or guests. The convenience of an upstairs laundry room is just down the hall. This home gives you room to grow! The fully insulated basement, with high ceilings, gives you the opportunity to easily add another 430 square feet of living space as you wish. The single attached garage is over-sized, at 28'5" x

13’7”, which gives you plenty of room for your car and for lots of storage. The curb appeal, beautiful landscaped yards and great outdoor space will only add to your use and enjoyment. River Song is one of the most desirable neighborhoods in Cochrane with easy access to highways and the city and town. With schools out your back gate and down the block, and an ever-growing level of amenities, this is a place for you to call home.