



**GRASSROOTS**  
REALTY GROUP

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## 454 River Heights Crescent Cochrane, Alberta

**MLS # A2252034**



# \$550,000

<b>Division:</b>	River Song		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,713 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Mounted TV in main floor living room, pergola, climbing wall		

Walk up the front steps, through the front door, and you'll feel the difference! This River Song duplex stands out. Four bedrooms, three and a half baths, finished basement, big south facing yard backing the berm, oversized insulated single garage with tons of storage, ceilings on the main floor, the list goes on! Spacious entry way to invite guests in, drop school bags, or unload groceries. Private powder room separate from the main living space is a luxury you didn't know you needed. Gather around the centre island in the bright, open kitchen boasting bevelled quartz counter tops, large walk-in pantry, and stainless steel appliances. Be the host with the most with the dining area off the kitchen, convenient to the BBQ and extended deck through sliding patio doors. Enjoy conversation under the pergola listening to the crickets in the back field while the dog plays in the fenced backyard. Or, as the nights get chillier, cozy up to the convenience of the stone, gas fireplace anchoring the living room. Find three bedrooms up with the idyllic layout of the primary bedroom and en suite bath on one side, bonus room in between, and two secondary bedrooms and full bath on the other side. Private and quiet! Large primary bedroom, complete with Hunter Douglas Top Down Bottom Up blinds, an ensuite bath, dual sinks, separate water closet, and large walk-in closet. Catch a view of the mountains from the secondary bedrooms, making them great for kids, guests, or an at-home office. Once you live with the unmatched convenience of laundry upstairs, you'll never go back! Thoughtfully and professionally finished basement with guest bedroom, full bath, and spacious play area, complete with a climbing wall for an active family! Other upgrades include AC, aggregate sidewalk and steps, and hardscaping features. Don't miss this unbeatable location on a quiet,

family-friendly street in desirable River Song. Schools, paths, playgrounds, with easy access to Calgary or the mountains at your finger tips!