



GRASSROOTS
REALTY GROUP

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**512 River Heights Green
Cochrane, Alberta**

MLS # A2253650



\$649,900

Division:	River Song		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,636 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Heated Garage, Insulated, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Low Maintenance Landscape, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: Built In Speakers on Main floor & Basement

This pristine Jayman-built "Opus" offers 4 bedrooms, 3.5 bathrooms, and a bonus room, all wrapped in thoughtful upgrades and a prime location in the scenic community of Riversong. Enjoy privacy with a park right across the street, plus southern exposure that fills the backyard with warm evening sunshine. Outdoor living is effortless with low-maintenance landscaping, Gemstone Soffit exterior lighting, a gas BBQ hookup, an elevated deck, and a lower patio—perfect for relaxing or entertaining. An oversized 24' x 24' garage—insulated, drywalled, heated, wired for 220 V, and complete with an 8' x 18' door—adds incredible functionality for vehicles, hobbies, or storage. Inside, the open-concept main level impresses with 9' ceilings, built-in speakers, and a top of the line kitchen featuring stainless steel appliances, ample counter space, and a sink overlooking the backyard. A separated dining space offers flexibility for casual family dinners or more formal gatherings. Upstairs, three bedrooms include a bright primary retreat with ensuite, complemented by a spacious bonus room perfect for family movie nights or a play area. A full bathroom serves the additional bedrooms, while a half bath on the main level adds convenience. The fully finished builder-developed basement extends your living space with 9' ceilings, wiring for a projection TV and surround sound, a large rec room, fourth bedroom, and another full bathroom—ideal for guests or growing families. Steps from pathways, the Bow River, and rolling hills, Riversong blends small-town charm with natural beauty and easy access to Calgary, schools, and local amenities.