



GRASSROOTS
REALTY GROUP

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**234 River Heights Green
Cochrane, Alberta**

MLS # A2257109



\$649,900

Division:	River Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,692 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Heated Garage, Oversized, RV Carport, Triple Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Few Trees, Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Window coverings, Pergola, Garage Heater, TV Wall Mount(s)		

Beautiful SINGLE FAMILY home in the desired River Heights area. Featuring a DETACHED TRIPLE CAR GARAGE on a pie shape lot. This stunning property is ideal for families, hobbyists, or those seeking extra space to work or play. Step inside to discover a bright and functional layout featuring a MAIN FLOOR OFFICE, SCRAPED ENGINEERED HARDWOOD, and WOOD CABINETRY throughout. The heart of the home is the stylish L-SHAPED KITCHEN, complete with GRANITE COUNTERS, UNDER-MOUNT LIGHTING, and stainless steel appliances. The cozy living area features a GAS FIREPLACE, perfect for cooler evenings, and opens onto a large SOUTH-EAST facing DECK with a charming PERGOLA, ideal for outdoor entertaining. Upstairs you'll find 3 BEDROOMS, including a spacious primary bedroom with VAULTED CEILINGS and a pocket door to the ENSUITE featuring DOUBLE SINKS, WALK-IN CLOSET, and a STAND ALONE SHOWER. The main 4pc bath has LAMINATE COUNTERS, and the LAUNDRY ROOM with a countertop is conveniently located upstairs. The home is finished to below with an UNFINISHED BASEMENT, offering room to grow with a BATHROOM ROUGH-IN, TV WITH WALL MOUNT, an OVERSIZED hot water tank and a water softener is also included. Need space for projects or toys? Don't miss the 29' x 29' HEATED GARAGE/SHOP with 110/220 POWER, its own ELECTRICAL PANEL, and additional space for RV PARKING. This space is perfect for a WORKSHOP, studio, or storage! Book a showing to see this home today!