



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**453 River Heights Drive
Cochrane, Alberta**

MLS # A2257246



\$669,000

Division:	River Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,001 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular		

Heating:	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Pantry, See Remarks, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 453 River Heights Drive — a beautifully appointed 2,000 sq. ft. family home designed with comfort, convenience, and luxury in mind. Step inside to discover a main floor that blends function with style, featuring a dedicated office, a bright open layout, and heated tile floors in the kitchen, front entrance, and all bathrooms. The heart of the home flows seamlessly to the dining and living spaces, creating an inviting setting for everyday living and entertaining. Upstairs, you’ll find three spacious bedrooms, including a primary retreat with a steam shower ensuite. A bonus room comes with a future bar rough-in, adding potential for entertaining or relaxation. The basement is undeveloped but features 9’ ceilings and hydronic in-floor heating — a fantastic blank canvas for your vision. The in-floor heated garage with a floor drain provides practical comfort year-round. Outdoors, the property shines with a 25’ x 14’ deck, stamped concrete patio and walkway, putting green, artificial turf front yard, and a well-treed backyard for privacy. Low-maintenance landscaping ensures you spend more time enjoying the space than maintaining it. Additional highlights include: central A/C and a whole-home boiler heating system, plus views of Cochrane Hill from the front of the home. Conveniently located close to schools and Spray Lakes Recreation Centre, this home is the perfect blend of lifestyle and location. Call to book your private showing today!