



GRASSROOTS
REALTY GROUP

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

**75 River Heights Boulevard
Cochrane, Alberta**

MLS # A2258744



\$586,900

Division:	River Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,621 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, Walk-In Closet(s)		

Inclusions: Fridge in basement

Welcome home to this inviting detached 3 bedroom home in Cochrane's River Heights, a community where family-friendly living and everyday convenience come together. Set on a sunny corner lot facing the park, this home instantly draws you in with its spacious front porch, an ideal spot to sip coffee, watch the kids play, or simply unwind. Inside, the open-concept layout creates a warm and welcoming flow, with a bright living and dining area that's perfect for family dinners, game nights, or gatherings with friends. The kitchen is thoughtfully designed for both style and function, featuring quartz countertops, built-in appliances, a coffee bar, and plenty of counter space perfect for cooking, entertaining, and gathering with family. Upstairs, you'll find brand new carpet throughout, a versatile bonus room, and three comfortable bedrooms. The primary suite is a true retreat with its own ensuite and walk-in closet, offering privacy and space to recharge at the end of the day. Outside, the large backyard including a brand new deck and landscaping offers room to play, garden, or host summer barbecues, while the detached garage adds convenience and extra storage. River Heights is more than just a neighbourhood, it's a place to put down roots. Families enjoy easy access to parks, pathways, and schools, along with the brand-new Co-op and amenities minutes away, for everyday essentials. It's also close to Spray Lakes Recreation Centre for sports and activities. Commuting into Calgary is a breeze with convenient nearby routes. As a small and quiet community filled with established yards and scenic streets River Heights truly offers the best of Cochrane living. Call your favourite Realtor and book your showing today!