



**GRASSROOTS**  
REALTY GROUP

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## 590 River Heights Crescent Cochrane, Alberta

**MLS # A2260504**



# \$549,900

<b>Division:</b>	River Song		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,700 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Wired for Sound		
<b>Inclusions:</b>	NA		

OPEN HOUSE SUNDAY November 23rd 11:30am - 1:30pm. Welcome to this stylish, fully finished 2-storey home in the heart of River Heights, offering over 1,700 sq ft above grade plus a fully developed basement. With 4 bedrooms, 3.5 bathrooms, and a 4,036 sq ft landscaped lot, this property strikes the perfect balance of modern design and everyday function. From the moment you arrive, the curb appeal stands out with craftsman-style details, a welcoming front entry, and mature trees. Inside, the open concept main floor showcases rich hardwood flooring, recessed lighting, and oversized windows that fill the home with natural light. The contemporary kitchen is a showpiece with full-height cabinetry, stainless steel appliances, a sleek tile backsplash, pantry storage, and an expansive dining area that flows seamlessly into the living room, creating a warm and inviting space for entertaining or relaxing with family. Upstairs you'll find a bright bonus room, three generously sized bedrooms, Laundry, and 2 full bathrooms. The private primary retreat offers a spacious walk-in closet and a 4-piece ensuite with modern finishes. The fully finished basement adds incredible versatility with a large recreation or media room, an additional bedroom, a full bathroom, and plenty of storage. This level is perfect for a home office, guest suite, or children's playroom. Step outside to your backyard oasis, where the fully landscaped and fenced yard has been designed for both comfort and entertaining. A large deck, privacy screens, custom planter boxes, and lush perennials create the ideal setting for summer barbecues, cozy evenings, or simply enjoying the outdoors. Additional highlights include an attached garage with extended driveway parking, upgraded lighting, a modern kitchen with stainless steel appliances, and an excellent location within the family-friendly

community of River Song. Close to schools, parks, pathways, and amenities, this home truly offers it all&mdash;style, function, and an outdoor retreat designed for living. 590 River Heights Crescent, Cochrane &ndash; move-in ready and waiting for you!