



GRASSROOTS
REALTY GROUP

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**480 River Heights Green
Cochrane, Alberta**

MLS # A2265408



\$619,900

Division:	River Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,632 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Insulated, Oversized		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Dog Run Fenced In, Front Yard, Gazebo, Lawn		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)		

Inclusions: Electric Fireplace with Live Edge Mantle (in Basement), Electric Fireplace in Basement Bedroom, All Lighting Fixtures Attached, Cabinet in Bonus Room, All Window Coverings, Curtains

OPEN HOUSE SATURDAY 2PM - 4PM

Welcome to this beautifully updated two-storey home in the heart of desirable River Heights! From the moment you arrive, the inviting FRONT PORCH sets the tone — perfect for enjoying your morning coffee or relaxing with a good book in the evening. Inside, the main floor features rich **HARDWOOD FLOORS**, abundant natural light, and a seamless flow for everyday living. The recently upgraded kitchen is a true showstopper, with elegant **CREAM LINEN UPPER CABINETS**, **NAVY LOWERS**, **NEW QUARTZ** countertops, and all-new stainless-steel appliances — including an **INDUCTION STOVE**, range hood, built-in microwave, fridge, and dishwasher. The **OVERSIZED ISLAND** offers ample prep and gathering space, ideal for entertaining. The living room centres around a cozy **GAS FIREPLACE** with a **MANTLE**, creating a warm, welcoming atmosphere. Upstairs, you'll find three spacious bedrooms, including a primary bedroom with a luxurious 4-piece **ENSUITE** featuring a **SOAKER TUB** and **STAND-ALONE SHOWER**. A bonus room with a TV wall mount and bookshelf adds extra versatility for family living. Downstairs, the **FULLY FINISHED SUNSHINE BASEMENT** boasts **LAMINATE** flooring, **NEW CARPET**, and stylish **BOARD** and **BATTEN** detailing along the stairway. The **REC** room features an **ELECTRIC FIREPLACE** with a **LIVE-EDGE MANTLE**, and there's a **FOURTH BEDROOM** with its own **ELECTRIC FIREPLACE** and **4-PIECE ENSUITE** — perfect for guests or teens. Step outside to the **NORTH EAST-facing** backyard, sunny through the morning and afternoon, complete with a **COVERED DECK** and **GAZEBO**, **PATIO AREA**, **SIDE ENTRANCE**, **DOG RUN**, and an **OVERSIZED, INSULATED DOUBLE DETACHED**

GARAGE with a window for natural light. Move-in ready and beautifully appointed, this River Heights gem perfectly blends comfort, style, and functionality!