



GRASSROOTS
REALTY GROUP

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**314 River Heights Drive
Cochrane, Alberta**

MLS # A2266972



\$649,900

Division:	River Song		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,998 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating: Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows

Inclusions: Hot Tub (winterized), Wall Mounts for TVs, Window Blinds, and In the Legal Basement Suite: Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer

WELCOME to Your *DREAM HOME* in Beautiful River Song, Cochrane -- The NATURE-RICH Community where FAMILY MEMORIES are made! This 4-BEDROOM, 3.5-BATH Home offers SPACE, COMFORT, and ENDLESS FLEXIBILITY with its LEGAL WALKOUT BASEMENT SUITE. Discover the OPEN and AIRY Main Floor with HIGH CEILINGS, EXPANSIVE LIVING/DINING AREA, and STYLISH KITCHEN complete with BUILT-IN STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS, and AMPLE STORAGE. The Main Level also boasts a convenient LAUNDRY ROOM and 2-Piece Powder Room. Upstairs, you'll find three SPACIOUS BEDROOMS, including the PEACEFUL PRIMARY SUITE with an OVERSIZED WALK-IN CLOSET, and a 4-PIECE ENSUITE featuring a SOAKER TUB RETREAT. A second 4-Piece Bath is also on the Upper Level, and a GRAND FAMILY ROOM with VAULTED CEILING and ABUNDANT NATURAL LIGHT provides the Perfect Gathering / Lounging Space. The LEGAL WALKOUT BASEMENT SUITE offers its Own SEPARATE KITCHEN, LAUNDRY, BEDROOM, and FULL 4-PIECE BATH -- Ideal for Guests, Extended Family, or Rental Income as a MORTGAGE HELPER! OUTSIDE OASIS: ENJOY BBQs on the UPPER DECK, Unwind in the HOT TUB on the LOWER PATIO, or RELAX in the GENEROUS BACKYARD. With MOUNTAIN VIEWS NEARBY and Nature At Your Doorstep … This Home delivers UNBEATABLE VALUE AND LIFESTYLE ... Just Minutes from Charming Downtown Cochrane, Schools, Parks, and the Majestic Rockies. ** Don't Miss this RARE River Song Gem -- Book Your Private Showing Today! **