



GRASSROOTS
REALTY GROUP

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13, 24 River Heights View Cochrane, Alberta

MLS # A2266986



\$299,000

Division:	River Heights		
Type:	Residential/Four Plex		
Style:	Bungalow-Villa		
Size:	669 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	See Remarks		

Heating:	Boiler, In Floor	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 379
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	R-MX
Foundation:	Slab	Utilities:	-
Features:	Granite Counters, Open Floorplan, See Remarks		

Inclusions: Window Coverings

Affordable, Right-Size Living with No Stairs! Welcome to this bungalow-style garden home in the sought-after River Heights Garden Residences of Cochrane. Thoughtfully designed for comfort and accessibility, this bright end unit features in-floor heating, vaulted ceilings, and fresh paint throughout. The stylish, functional kitchen includes granite countertops, a corner pantry, and a breakfast bar, opening to a spacious living room ideal for relaxing or entertaining. The large primary bedroom pairs perfectly with a 4-piece bath featuring a walk-in tub/shower, and the in-suite laundry room offers extra storage cabinets for added convenience. Enjoy your own private front patio with a privacy wall and solar lighting, plus an assigned parking stall and ample visitor parking. Condo fees cover heat, water, sewer, exterior maintenance, lawn care, and snow removal, making it truly low-maintenance living. Conveniently located near shopping, services, and medical professionals — all with the picturesque small-town charm of Cochrane. All the benefits of condo living with no one above or below — arrange your private showing today!