



GRASSROOTS
REALTY GROUP

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**271 River Heights Crescent
Cochrane, Alberta**

MLS # A2274324



\$675,000

Division:	River Song		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,898 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	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, Granite Counters, High Ceilings, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar		

Inclusions: All Lighting Fixtures Attached, All Attached Mirrors, All Attached Shelving, All Garage Shelving Attached, Garage Door Opener, All Curtains & Curtain Rods

OPEN HOUSE Saturday 12:30PM - 2:30PM | Welcome to this well-maintained two-storey, front-drive home in the sought-after community of River Heights. Designed with comfort, function, and style in mind, this home is ideal for growing families. The main floor showcases a bright and OPEN-CONCEPT layout, filled with natural light from numerous LARGE WINDOWS. The kitchen is a highlight with its GRANITE COUNTERTOPS, stainless steel appliances, LARGE BREAKFAST BAR, and WALK-IN PANTRY—perfect for family meals or entertaining. The adjoining dining area and cozy living room create a warm and inviting atmosphere. Upstairs, you’ll find three generously sized bedrooms, including a spacious primary bedroom featuring a 4-piece ENSUITE with a SOAKING TUB, SEPARATE SHOWER and WALK-IN CLOSET. A bonus room adds extra flexibility for a playroom or media space, while the UPSTAIRS LAUNDRY and additional bathroom add to your daily convenience. The FULLY FINISHED BASEMENT expands your living space with a large family room, stylish WET BAR, full bathroom, and an additional room currently used as a bedroom—ideal for guests, a home office, or a den. Step outside to the fully fenced, north-facing backyard—beautifully TREED for added privacy. Whether you're enjoying quiet mornings, summer BBQs, or watching the kids play, this outdoor space offers something for everyone. Located close to schools, walking paths, Cochrane amenities, and the Spray Lakes Recreation Centre, this home is perfectly situated in a quiet, family-friendly neighbourhood. Don't miss your chance to call this wonderful River Heights property home!