



**91 River Heights Green
Cochrane, Alberta**

MLS # A2276607



\$585,000

Division:	River Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,690 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Quartz Counters, Walk-In Closet(s)		

Inclusions: All Window Coverings, All Lighting Fixtures Attached, Garage Door Opener, Garden Boxes

Welcome to this charming two-storey detached home in the sought-after community of River Heights Green. Thoughtfully crafted with modern finishes and a functional layout, this residence is designed to complement today's lifestyle. The main floor features an OPEN-CONCEPT design with soaring ceilings that create a bright, airy feel throughout. The contemporary kitchen is beautifully appointed with QUARTZ COUNTERTOPS, a central ISLAND with BREAKFAST BAR, STAINLESS STEEL APPLIANCES, and rich dark cabinetry perfect for cooking, entertaining, and gathering with family and friends. The dining area flows seamlessly into the inviting living room, where a GAS FIREPLACE with STONE SURROUND and MANTLE adds warmth and character. Upstairs, you'll find three well-sized bedrooms, including a spacious primary retreat complete with a FEATURE WALL, LARGE WINDOWS, WALK-IN CLOSET, and a private four-piece ensuite. A versatile BONUS ROOM, convenient LAUNDRY ROOM, and an additional four-piece bathroom complete the upper level. The UNFINISHED SUNSHINE BASEMENT offers 9-foot ceilings and a bathroom rough-in, providing excellent potential for future development—whether you envision a recreation room, home gym, or additional bedrooms. Step outside to the east-facing backyard, where a DECK, FIRE PIT AREA, and GARDEN BOXES create the perfect setting for relaxing or entertaining. An OVERSIZED DETACHED GARAGE offers ample parking and storage. Ideally located near parks, pathways, schools, and shopping, with easy access to major routes, this stylish and comfortable home is truly move-in ready.