



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

## 11, 24 River Heights View Cochrane, Alberta

**MLS # A2279924**



# \$269,000

|                  |                   |               |                   |
|------------------|-------------------|---------------|-------------------|
| <b>Division:</b> | River Heights     |               |                   |
| <b>Type:</b>     | Residential/Other |               |                   |
| <b>Style:</b>    | Bungalow-Villa    |               |                   |
| <b>Size:</b>     | 669 sq.ft.        | <b>Age:</b>   | 2008 (18 yrs old) |
| <b>Beds:</b>     | 1                 | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Plug-In, Stall    |               |                   |
| <b>Lot Size:</b> | -                 |               |                   |
| <b>Lot Feat:</b> | See Remarks       |               |                   |

|                    |                           |                   |        |
|--------------------|---------------------------|-------------------|--------|
| <b>Heating:</b>    | Boiler, In Floor          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile, Vinyl Plank         | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle           | <b>Condo Fee:</b> | \$ 379 |
| <b>Basement:</b>   | None                      | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame | <b>Zoning:</b>    | R-MX   |
| <b>Foundation:</b> | Poured Concrete           | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar             |                   |        |

**Inclusions:** N/A

Welcome to River Heights Garden Residences &mdash; an established and highly sought-after 55+ community offering private entry and comfortable single-level living with no stairs and no one above or below. Featuring an open concept layout with vaulted ceilings, large windows, and a welcoming sense of space throughout. The functional kitchen is finished with granite countertops, a breakfast bar, ample cabinetry, and a corner pantry, flowing seamlessly into the spacious living area. The generous primary bedroom is conveniently located next to a 4-piece bathroom, while the in-suite laundry room provides excellent storage and everyday practicality. Enjoy your private front patio with added privacy screening &mdash; perfect for morning coffee or quiet afternoons. This home also includes an assigned parking stall and ample visitor parking nearby. Condo fees cover heat, water, sewer, exterior maintenance, lawn care, and snow removal, offering true lock-and-leave convenience and peace of mind. Ideally located close to shopping, services, and Cochrane's beautiful river pathways &mdash; all while enjoying the charm and community feel that make River Heights so desirable. (Clarity on 55+ age restriction) &ldquo;This is a 55+ building, but due to a provincial transition rule, buyers who will turn 55 by 2032 are still eligible today &mdash; which means the youngest qualifying buyer right now is 48 or 49.&rdquo; Affordable, accessible, easy living &mdash; book your private showing today.