



GRASSROOTS
REALTY GROUP

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**261 River Heights Drive
Cochrane, Alberta**

MLS # A2280453



\$525,000

Division:	River Song		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,597 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		
Inclusions:	N/A		

This impeccably maintained home is in immaculate condition and ready for a new family. Located in a new and rapidly growing neighborhood, the property offers excellent long-term value with additional commercial & residential developments planned nearby and a new public elementary school scheduled to open and Bow Valley High School is located in walking distance. Just in time for summer, this home features RV parking with a gate that opens, a fully fenced yard, a south-facing deck, and two large storage sheds—perfect for outdoor living and extra storage. Inside, you’ll find 9 ft ceilings, decorative feature walls, and a bright, open-concept main floor. The upgraded kitchen is a standout, offering shaker-style cabinetry, quartz countertops, stainless steel appliances including a double oven, a new kitchen hood fan and a large central island ideal for entertaining. Triple-pane windows and extra-tall interior doors enhance both comfort and modern appeal. The back entry includes a 2-piece powder room and built-in lockers, keeping daily life organized and functional. Upstairs, the spacious primary bedroom features a 5-piece ensuite with quartz counters, a corner soaker tub, separate shower, and a large walk-in closet. Two additional bedrooms, a full bathroom, and the convenience of upper-level laundry complete this floor. The fully finished lower level offers a fourth bedroom with walk-in closet, a full bathroom, a large recreation room, and ample storage space. Ideally located with easy access to Calgary and Banff, this home is perfect for families seeking comfort, space, and a thriving community.