



**121 River Heights Crescent  
Cochrane, Alberta**

**MLS # A2287019**



**\$557,500**

<b>Division:</b>	River Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,527 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, No Smoking Home, Open Floorplan, Sauna, Storage, Vinyl Windows		

**Inclusions:** none

Welcome to 121 River Heights Crescent in the desirable community of River Heights in Cochrane. This charming home is perfect for a growing family, located within walking distance of Bow Valley High School, and just a short drive to the SLS Centre and nearby shopping amenities. The bright and open main floor features a spacious living room, generous dining area, and a well-designed kitchen complete with a large central island—ideal for both everyday living and entertaining. Ample storage is available with a sizeable pantry and multiple closets throughout. Upstairs, you’ll find a large primary bedroom with a large walk-in closet and full ensuite. Two additional bedrooms and a full secondary bathroom are located on the opposite side of the hallway, offering privacy and functionality for the whole family. For added convenience, the laundry room is also located on the second floor—no more carrying clothes up and down the stairs. The mostly finished basement expands your living space with a large recreation room and versatile flex area. An additional storage room and a roughed-in bathroom space provide excellent potential for future development. Step outside to enjoy the large patio and good-sized yard—perfect for relaxing or hosting gatherings. The double detached garage includes a bonus mezzanine storage area above, along with extra space for an additional vehicle or RV beside the garage. Recent upgrades include luxury vinyl plank flooring and new baseboards throughout the second floor, new carpet on the stairs, a new dishwasher, and the addition of air conditioning. Don’t miss your opportunity to view this wonderful home as endless memories await its next family.