



**145 River Heights Crescent  
Cochrane, Alberta**

**MLS # A2288991**



**\$575,000**

<b>Division:</b>	River Song		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,710 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Wired for Sound

**Inclusions:** exterior Gemstone lights, backyard shed

Life feels easy in this 4 bed / 3.5 bath detached home in Riversong on Cochrane's south side. The main floor is designed for real families. The open kitchen features cream cabinets, stainless steel appliances, and a sink that looks out over the backyard so you can keep an eye on the kids while making dinner. The island is perfect for after-school snacks or weekend pancakes. Right beside is a spacious dining area with room for everyone. The living room has built-in speakers and a gas fireplace perfect for movie nights. Tucked away is a private den for a home office or homework space. Upstairs, there are two good-sized bedrooms, including one with a walk-in closet, plus a full bathroom. The primary bedroom offers space to unwind, complete with a soaker tub and separate shower in the ensuite, plus a huge walk-in closet. You'll also appreciate the large laundry room with plenty of counter space for sorting clothes and staying organized. The fully finished basement has a rec room for games or hangouts, plus a bedroom with its own ensuite bathroom. It's an ideal setup for a teenager who wants their own space or for guests staying over. There's even a secret play nook under the stairs the kids will love. Outside, the backyard is fully fenced, and the deck stretches the full width of the house, giving you tons of space for BBQs and birthday parties. Gemstone lights add a fun glow to the exterior and make every season feel special. There's also a double detached garage, plus easy street parking out front. Located in Riversong, you are steps away from a 100-acre nature reserve. River pathways, parks, schools, and shops are all nearby. And, with quick access to Highway 1, you can head to Calgary or escape to Banff and Kananaskis on the weekend. Your family will want to see - and stay - in this home!