



**429 River Heights Drive  
Cochrane, Alberta**

**MLS # A2290010**



**\$750,000**

<b>Division:</b>	River Song		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,938 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Aggregate, Front Drive, Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, S		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum, Vinyl Plank	<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>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Laminate Counters, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Security system (no contact to assume), Exterior LED lighting system, All TV mounts

OPEN HOUSE - Sunday, March 29th at 2-4pm. Imagine waking up every morning to the warmth of community and the promise of a sunny south backyard right in the heart of Riversong! Welcome to 429 River Heights Dr &ndash; your future family sanctuary in Cochrane, where every detail has been thoughtfully upgraded and every moment feels connected. This home opens with a bright OPEN-CONCEPT DESIGN that floods the main floor with natural light and instantly makes you feel at home, plus CENTRAL AIR CONDITIONING for year-round comfort. REFINISHED HARDWOOD FLOORS offer timeless warmth and durability that families love, while FRESH PAINT THROUGHOUT MOST OF THE MAIN FLOOR AND UPSTAIRS delivers a crisp, move-in-ready canvas. Inside you&rsquo;ll find plenty of room to grow across 1938 sqft and a layout that supports real-life living &ndash; homework at the island, movie nights in the living room with cozy gas fireplace, and quiet corners for everyone. Built in 2009, the solid foundation pairs perfectly with recent upgrades for modern comfort without the new-build price. Upstairs is complete with a bonus room with valley views, 3 well-proportioned bedrooms and 2 full bathrooms, including the primary suite with a massive walk-in closet and an ensuite with soaker tub and separate shower. Downstairs is developed with an open recreation space, partially finished storage and utility space. The real showstopper is the generous 6404 sqft lot offering a SUNNY SOUTH BACKYARD bathed in light from sunrise to sunset, maximizing your outdoor season in Alberta&rsquo;s climate. Enjoy the LARGE SPACIOUS DECK for morning coffee or evening wine, harvest from mature FRUIT TREES, tend your GARDEN for fresh produce, and gather around the FIREPIT for s&rsquo;mores and spontaneous neighbourhood get-togethers. This

private oasis is built for entertaining or unwinding, with south exposure keeping it inviting even as seasons change. Practicality meets luxury with the TRIPLE GARAGE WITH HEATER &ndash; a game-changer for Cochrane winters &ndash; and the OVERSIZED DRIVEWAY that easily fits 4 vehicles. No more street parking issues or scraping windshields; perfect for guests, teen cars, boats or toys. Picture the lifestyle this unlocks: steps from BOW VALLEY HIGH SCHOOL for easy walk-to-school access, PLAYGROUNDS AROUND THE CORNER keeping kids close, PARKS AND PATHWAYS just across the street ideal for dog owners&rsquo; daily walks, and FISHING AT THE BOW RIVER a short stroll away. Downtown amenities are quick to reach, and a short 5-minute drive to Calgary CO-OP and SLS RECREATION CENTRE which covers fitness and fun for all ages. The neighbourhood breathes old school friendliness with daily driveway chats, supportive neighbours, and a true sense of family. It&rsquo;s safe, connected, and full of organic community moments that make every day better. Don&rsquo;t wait! Contact us or your favourite realtor today to book your private showing and start living the lifestyle you deserve.