



**298 River Heights Crescent
Cochrane, Alberta**

MLS # A2293738



\$519,900

Division:	River Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,555 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Driveway, Enclosed, Front Drive, Garage Door Opener, Garage Faces Front,		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Window Coverings, Garage Door Opener, All Lighting Fixtures Attached, Ceilings Fan(s), Curtain(s) and Curtain Rod(s), TV Wall Mount(s)

Beautiful semi-detached home in the sought-after community of River Heights offering 3+2 bedrooms, 2.5 bathrooms, and a bonus room. The bright and open main floor welcomes you with a SPACIOUS TILED FOYER that flows seamlessly into the main living area featuring HARDWOOD FLOORING throughout. The well appointed kitchen showcases QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, a center island with BREAKFAST BAR, and a WALK-IN PANTRY. The dining area provides direct access to the SOUTH-FACING DECK, while the living room overlooks the backyard. A convenient powder room completes the main level. Upstairs you will find a generously sized bonus room, a primary suite with WALK-IN CLOSET and a 4-PIECE ENSUITE, plus two additional bedrooms that share a full 4-piece bathroom. The FULLY FINISHED BASEMENT expands the living space with two additional bedrooms (ideal for guests or a home office), a LAUNDRY ROOM, and AMPLE STORAGE. Additional highlights include an OVERSIZED ATTACHED SINGLE GARAGE (24' x 13') and a spacious FULLY FENCED BACKYARD. Ideally located within walking distance to parks and schools and just minutes from shopping, dining, and other amenities. Move-in ready!