



**480 River Heights Green
Cochrane, Alberta**

MLS # A2295294



\$609,900

Division:	River Song		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,632 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Street Lighting		

Heating:	Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: Electric Fireplace with Live Edge Mantle (in Basement), Electric Fireplace in Basement Bedroom, All Lighting Fixtures Attached, Cabinet in Bonus Room, All Window Coverings, Curtains, Hot Tub

Welcome to this beautifully updated two-storey home in the heart of desirable River Heights! From the moment you arrive, the inviting FRONT PORCH sets the tone, perfect for enjoying your morning coffee or relaxing with a good book in the evening. Inside, the main floor features rich HARDWOOD FLOORS, abundant natural light, and a seamless flow for everyday living. The recently upgraded kitchen is a true showstopper, with elegant CREAM LINEN UPPER CABINETS, NAVY LOWERS, NEW QUARTZ countertops, and all-new stainless-steel appliances — including an INDUCTION STOVE, range hood, built-in microwave, fridge, and dishwasher. The OVERSIZED ISLAND offers ample prep and gathering space, ideal for entertaining. The living room centres around a cozy GAS FIREPLACE with a MANTLE, creating a warm, welcoming atmosphere. Upstairs, you’ll find three spacious bedrooms, including a primary bedroom with a luxurious 4-piece ENSUITE featuring a SOAKER TUB and STAND-ALONE SHOWER. A bonus room with a TV wall mount and bookshelf adds extra versatility for family living. Downstairs, the FULLY FINISHED SUNSHINE BASEMENT boasts LAMINATE flooring, NEW CARPET, and stylish BOARD and BATTEN detailing along the stairway. The REC room features an ELECTRIC FIREPLACE with a LIVE-EDGE MANTLE, and there’s a FOURTH BEDROOM with its own ELECTRIC FIREPLACE and 4-PIECE ENSUITE — perfect for guests or teens. Step outside to the backyard, complete with a COVERED DECK and GAZEBO, PATIO AREA, SIDE ENTRANCE, DOG RUN, HOT TUB and an OVERSIZED, INSULATED DOUBLE DETACHED GARAGE with a window for natural light. Move-in ready and beautifully appointed, this River Heights gem perfectly blends comfort, style, and

functionality!