



**1 River Heights Green
Cochrane, Alberta**

MLS # A2295374



\$639,000

Division:	River Song		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,762 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Irregular Lot, Landscaped		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Hoist in garage, Shed, stereo & speakers in garage

Welcome to 1 River Heights Green — a home that truly offers the best of both worlds: a beautifully upgraded family home and an INCREDIBLE DREAM GARAGE that every mechanic, car enthusiast, or hobbyist will appreciate. Perfectly positioned on a corner lot in the welcoming community of River Heights, this fully finished 1,762 sq ft home offers great curb appeal with vinyl siding and stone accents, a welcoming front porch, and a functional layout designed for everyday living. Step inside and you’ll immediately notice the warmth created by distressed hardwood floors, 9’ knockdown ceilings, & rich alder millwork throughout the main level. The heart of the home is the impressive island kitchen featuring granite countertops, full-height cabinets, and a striking slate backsplash above the sink. Quality stainless steel appliances include a DUAL-FUEL GAS STOVE with electric oven, KitchenAid dishwasher, & newer premium fridge — perfect for family meals or entertaining. The adjoining living room is both cozy and inviting with a gas fireplace, tile surround, granite hearth, and built-in shelving. A convenient pocket office provides a tucked-away workspace, while the rear entry keeps things organized with a built-in storage bench, hooks, and cabinets. A stylish 2-piece powder room completes the main floor. Upstairs, the spacious primary retreat features a walk-in closet and a beautiful ensuite with slate flooring, deep soaker tub, separate shower, and double vanity with vessel sinks. The second bedroom also offers a walk-in closet, and completing the upper level is a 3rd bedrm, 4-pce bath with slate floors, plus a fantastic laundry room with drawers, upper cabinets, & folding counter. The FULLY FINISHED BASEMENT adds excellent flexibility with a large rec room, a generous fourth bedroom with walk-in closet, and a private 3-piece ensuite

with tiled shower — ideal for guests, teens, or extended family. The home is also equipped with CENTRAL AIR CONDITIONING, a high-efficiency furnace, drip humidifier, and built-in vacuum system. Now for the showstopper — the mechanic’s dream garage. Measuring approximately 26’ x 20’, this incredible space features 12.5’ ceilings, a 10’ insulated overhead door, 220V power, sub-panel, excellent lighting, shelving, & work benches that stay. Heated with a gas overhead heater, the garage also includes a 10,000 lb commercial-grade hoist (can be removed), making it perfect for serious projects or hobby work. The side-winder opener, stereo system, and security system complete this impressive setup. Outside, enjoy the 2 tiered deck with gas line for a BBQ, landscaped yard, & storage shed. Located close to parks, pathways, schools, and all the amenities Cochrane has to offer, this home delivers comfort, character, and a garage that truly sets it apart. If you’ve been searching for a property that keeps everyone happy — a beautiful home for the family and the ultimate garage for projects & passions — this is exactly what you’ve been waiting for!