



**147 River Heights Drive
Cochrane, Alberta**

MLS # A2296822



\$498,900

Division:	River Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,580 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Electric Fireplace

Welcome to this gorgeous semi-detached two storey home in the highly desirable, FAMILY FRIENDLY RIVER HEIGHTS neighbourhood of Cochrane. Thoughtfully designed with a stunning wide open floor plan, this home is filled with natural light and modern finishes throughout. The central kitchen, featuring an extra long island, quartz countertops, quality appliances including a gas stove, ample cabinetry and a spacious dining area - perfect for both everyday living and entertaining. The inviting living room showcases a stylish freestanding electric fireplace and large windows that enhance the open feel of the main floor. Upstairs has a generous king sized primary retreat with an oversized walk-in closet and a luxurious ensuite with dual vanities and a corner soaker tub. Two additional well sized bedrooms and convenient upper floor laundry complete the upper level. Additional highlights include luxury vinyl plank flooring, ceramic tile, central air conditioning and a spacious back deck overlooking a SUN FILLED SOUTH FACING FULLY FENCED YARD; ideal for families, pets and outdoor enjoyment. This is the perfect blend of comfort, style and location with quick easy access to downtown Cochrane, schools, shopping, dining and recreational activities.