



**46 River Heights Boulevard
Cochrane, Alberta**

MLS # A2297545



\$559,000

Division:	River Song		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,703 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Pie Shaped Lot, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Laminate Counters, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: Circular Shelving Unit in Primary Bedroom, Storage Shed, All Deck Lighting

Welcome to 46 River Heights Blvd. You have to see this amazing oversized SW facing fully fenced backyard with a concrete pad ready to build your garage still lots of space for the pets and kids to play plus a spacious deck and pergola, perfect for relaxing or entertaining. With a playground just steps across the street and close proximity to pathways, schools, and amenities, this home is a fantastic opportunity in a growing, family-oriented neighborhood. This well-maintained and thoughtfully designed two-storey offers over 1,700 sq ft above grade and combines everyday functionality with comfortable living spaces and added efficiency with Solar Panels installed in 2024. The main floor features a bright and inviting layout with rich hardwood flooring, a cozy living room anchored by a gas fireplace, and a dedicated office, ideal for working from home. The dining area is centrally positioned, creating a natural gathering space before flowing into the spacious kitchen at the rear of the home. The kitchen offers ample cabinetry, stainless steel appliances, a central island with seating, and overlooks the massive backyard, with direct access to the rear deck for easy indoor-outdoor living. Upstairs, you'll find three good-sized bedrooms including a generous primary retreat complete with a walk-in closet and a 5-piece ensuite featuring dual sinks, a soaker tub, and separate shower. A full bathroom and convenient upper-level laundry complete this level. The unfinished basement presents excellent potential for future development, offering space for a recreation room, additional bedroom, or home gym. The covered NE facing front porch is great for that morning coffee or watch the kids play on the green space across the street. Great place to call home. Call to book your showing before its gone.