



**179 River Heights Crescent
Cochrane, Alberta**

MLS # A2301289



\$620,000

Division:	River Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,613 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Private, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Fridge(2), Stove, Portable stove top Dishwasher(2), Microwave(2), Window Coverings, TV Brackets, Garage Door Opener & Controller(s), Washer(2), Dryer(2)

4 BEDROOM | 3.5 BATH | OVER 1,600 SQ FT | DOUBLE DETACHED GARAGE | CENTRAL A/C | FULLY FINISHED BASEMENT SUITE Welcome to this beautifully maintained home in desirable River Heights, where comfort, functionality, and lifestyle come together. A charming west-facing front porch creates the perfect first impression—ideal for enjoying evening sunsets. Step inside to a bright and versatile front living space, perfect as a sitting room, office, or flex area to suit your needs. The heart of the home is the chef-inspired kitchen, featuring a central island, stainless steel appliances, “ maple cabinetry, and a corner pantry—designed for both everyday living and effortless entertaining. The adjoining breakfast nook flows seamlessly into the cozy family room, creating an inviting space for gatherings. From here, step outside to your private, low-maintenance backyard complete with a large deck, flagstone pathway, and artificial turf—perfect for relaxing or hosting without the upkeep. A convenient 2-piece bath completes the main floor. Upstairs, retreat to the spacious primary suite featuring a 5-piece ensuite with dual sinks, a soaker tub, and a walk-in closet. Two additional generously sized bedrooms, a full 4-piece bath, and the added convenience of upstairs laundry make this level ideal for families. The newly fully finished basement—with its own separate side entrance—is a standout feature. Thoughtfully designed with enhanced soundproofing (dual drywalled ceiling), it includes a full kitchen, dining area, 4-piece bathroom, and separate laundry—making it an excellent living space for extended family members. Located on a quiet street just steps from parks, playgrounds, Bow Valley High School, and scenic Bow River pathways, this home offers the perfect balance of tranquility and

convenience. A move-in ready opportunity in one of the area's most sought-after communities—don't miss it!