



GRASSROOTS
REALTY GROUP

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**313 River Heights Crescent
Cochrane, Alberta**

MLS # A2184793



\$639,900

Division:	River Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,905 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: TV & Wall Mount, Security System, Doorbell

Welcome to the perfect family home in the heart of River Heights — where space, style, and comfort come together to create the ideal setting for everyday life and lasting memories. From the moment you walk in, you’ll feel the warmth of this thoughtfully designed Jayman built home. The open-concept main floor is made for family living — with 9ft ceilings that create a bright and airy feel, and a layout that keeps everyone connected. Whether you’re prepping dinner while the kids do homework at the island or gathering around the breakfast bar on a busy morning, this kitchen is the true heart of the home. It features beautiful quartz countertops, built-in shelving for cookbooks or family photos, and stainless steel appliances — everything you need to make life easier. Just off the kitchen, you’ll find a charming secondary deck — the perfect spot to unwind while dinner’s on the go. Whether you’re enjoying a quiet moment with a book, sipping your evening tea, or letting the kids play within view, it’s a cozy little extension of your living space that the whole family will love. The cozy living room is where you’ll unwind together, centered around a gas fireplace that’s perfect for movie nights or snowy afternoons. The adjoining dining area opens to a large backyard deck — ideal for summer BBQs, birthday parties, or just watching the kids and pets play in the fully fenced yard. The back mudroom keeps everyone organized, especially during busy mornings, and leads to the oversized double attached garage — room for your vehicles, bikes, scooters, sports gear, and everything in between. Upstairs, there’s room for everyone to spread out. The bright bonus room at the front of the house is a great hangout space — a kids’ zone, playroom, or even a cozy family lounge. The

primary suite offers a peaceful retreat for parents, complete with a walk-in closet and a luxurious ensuite with dual sinks, a soaker tub, and stand-alone shower. Two more generously sized bedrooms and a full bathroom give the kids their own space, and the convenient upstairs laundry room makes chores that much easier. The unfinished basement features 9ft ceilings and is full of potential — imagine a future games room, guest suite, or home gym. Nestled in a quiet, family-friendly neighborhood close to parks, schools, the rec centre and everyday essentials, this home is the kind of place where families grow, gather, and thrive. Come see for yourself — this could be the home your family has been waiting for.