



**346 River Heights Drive
Cochrane, Alberta**

MLS # A2191134



\$699,900

Division:	River Song		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,938 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Lawn, Landscaped, Level, Many Trees, Street Lighting, Native Pla		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Garage Remote Opener X 1, Security System Hardware Interior/Exterior of House (not monitored), TV Wall Mount in Upstairs Bedroom, Wooden Shelf above Bar, All Attached Wall Shelves in House & Garage, Wall Hooks in Mudroom.

Welcome to this beautifully designed and fully developed walkout home- Offering 4 bedrooms, 3.5 bathrooms, and over 2,500 square feet of developed living space! This home is thoughtfully crafted for modern family living. Step inside to a spacious and inviting entrance that flows seamlessly into the open concept living room, dining room, and kitchen. The upgraded kitchen is a chief's dream, featuring granite countertops, a large island, stainless steel appliances and a generous pantry! Just off the dining room, step onto your private deck—the perfect spot to relax and enjoy the peaceful outdoors, complete with a gas line for your BBQ! A convenient main floor laundry room and a 2-piece bathroom complete this main floor. Upstairs you'll find a spacious bonus room with large sun-filled windows providing the ideal space for family time. The primary suite is a private retreat, complete with a spa-like ensuite featuring a soaking tub, a separate shower, and built-in shelving for all your essentials. Two additional bedrooms and a full bathroom complete this level. The fully developed walkout basement is bright and welcoming, and features a rustic wet bar, a large family room, a fourth bedroom, and a full bathroom, offering a private space for guests or extended family. Step outside to your fully landscaped backyard, where a private sunbathing deck awaits—perfect for enjoying warm summer days. The yard is beautifully finished with mature trees, shrubs, and native grasses, creating a serene outdoor oasis. Located in the family-friendly neighborhood of Riversong, this home is just steps from scenic pathways, playgrounds, and Bow Valley High School, as well as a short drive to all amenities and Spray Lakes Recreation Center & the Bow River! Plus, with quick access to Highway 22 and Highway 1, commuting to Calgary or escaping to the mountains is effortless.

Don't miss this incredible opportunity—schedule your showing today!