# 174 River heights Drive Cochrane Alberta

$597,000

Welcome to the new and vibrant community of Rivercrest. This beautiful single family semi-detached home is just 2 years old, very well kept and has lots of upgrades and features at a great price.This home features 3 bedrooms and 2.5 washrooms . An open-concept main floor embraces a large Designer Kitchen with a central island and a convenient pantry .Great room with an open kitchen is good for relaxing while staying close to your family .Home is upgraded to Quartz countertops and black metals all over . Pocket office on the main floor is decent sized to set up a small home office . The upper level has 3 bright bedrooms and 2 full washrooms and a laundry room . Master bed with double vanity 4 Piece Ensuite & large Walk-in-Closet is on a separate side which adds to privacy . There is also a good sized tech area that you can use according to your family needs. Walkout basement with 1 Bedroom brand new legal suite registered with the city of Cochrane with a nice kitchen , standing shower and living space will definitely add value to the house and help with the mortgage .This property offers the potential for lucrative rental income of up to $3900-$4200, making it an excellent for investment also . Schedule your viewing with your favourite Realtor today.House is vacant for quick possession . (id:6769)

Listing Presented By:

ESTATEVUE 360°

Originally Listed by:
MaxWell Central

ROYAL LePAGE

**See Mirror**

100, 707-10 AVE. SW , Calgary, AB, T2R 0B3

Phone: 403-969-0267
arobinson@cirrealty.ca

| | |
|---|---|
| 4pc Bathroom 5.00 Ft x 8.42 Ft | Living room/Dining room 17.50 Ft x 13.25 Ft |
| 4pc Bathroom 6.42 Ft x 12.33 Ft | 2pc Bathroom 5.50 Ft x 5.00 Ft |
| Bedroom 9.17 Ft x 9.92 Ft | Dining room 9.00 Ft x 13.42 Ft |
| Bedroom 9.25 Ft x 9.92 Ft | Foyer 5.83 Ft x 5.08 Ft |
| Primary Bedroom 12.83 Ft x 13.25 Ft | Kitchen 12.75 Ft x 13.50 Ft |
| Laundry room 5.00 Ft x 6.00 Ft | Living room 12.83 Ft x 14.67 Ft |
| 3pc Bathroom 5.00 Ft x 8.00 Ft | Office 5.50 Ft x 13.83 Ft |
| Bedroom 11.58 Ft x 9.83 Ft | Other 5.75 Ft x 7.75 Ft |
| Kitchen 8.42 Ft x 8.67 Ft | |