



302 River Heights Crescent Cochrane Alberta

\$529,000

Welcome to 302 River Heights Crescent in Riversong Cochrane! This stunning and well taken care of two-story home features a bright, open, and spacious floor plan. As you enter, you're greeted by a warm and welcoming entrance that leads into the main level, where wide plank flooring adds elegance and warmth throughout. The heart of the home is the large open kitchen with an oversized island, showcasing beautiful quartz countertops, tons of cupboard space and a convenient corner pantry. The generous dining and living areas, bathed in natural light from large windows throughout, overlook the sunny south-facing backyard. Step through the patio door to discover a large two-tiered deck, perfect for entertaining and enjoying the outdoors. Upstairs, you will find three generous bedrooms and a versatile bonus room that can serve as a play area, home office, or cozy den—tailored to your lifestyle needs. The primary bedroom is 13x12 feet, featuring a private 4-piece ensuite and a spacious walk-in closet for all your storage needs. The other two bedrooms share an additional 4-piece bathroom, ensuring ample space for family or guests. The unfinished basement provides a blank canvas and many development options; ready for your ideas. The single-car garage is a great feature, offering plenty of ceiling height for storage solutions, ensuring you have space for all your outdoor gear and seasonal items. Located in a really great neighbourhood, this home presents an excellent opportunity to live just steps away from Bow Valley High School, a future K-8 School site and over 104 acres of natural reserve and walking paths! Just a very short drive to shopping, SLS sports center and access to Highway 1 and the Mountains! This property is not just a place to own—it's a smart investment opportunity. With reliable tenants already in place who would love to stay on, this home is a good revenue...

4pc Bathroom 8.00 Ft x 5.33 Ft
4pc Bathroom 8.58 Ft x 4.92 Ft
Bedroom 8.92 Ft x 10.17 Ft
Bedroom 8.92 Ft x 10.25 Ft
Bonus Room 11.67 Ft x 13.42 Ft

Primary Bedroom 12.00 Ft x 13.17 Ft
2pc Bathroom 4.83 Ft x 4.67 Ft
Dining room 9.00 Ft x 10.00 Ft
Kitchen 15.50 Ft x 13.67 Ft
Living room 12.00 Ft x 13.00 Ft

Listing Presented By:



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