



# 439 River Heights Crescent Cochrane Alberta

\$639,900

Welcome to your dream home located in River Song, Cochrane. This charming residence shows pride of ownership throughout! The delightfully sunny south-facing front porch greets you as you head up the path, a perfect spot for your quiet morning coffee. Step inside to an open-concept layout with stunning flooring that flows seamlessly from the front living room, overlooking the porch, into a spacious kitchen, dining, and family room, complete with a cozy fireplace. The kitchen is adorned with quartz counter tops, tile back splash, solid wood shaker cabinets, SS appliances and a spacious pantry. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite with a three-piece ensuite and a large walk-in closet. The fully finished basement boasts a large living room, a good sized fourth bedroom, laundry area, and a roughed-in bathroom awaiting your personal touch. (bathroom flooring complete as well as stand up shower insert, plumbing and vent roughed in and ready for you to complete) The basement features luxury vinyl plank flooring with an upgraded dry core subfloor for added comfort. The fully landscaped and fenced yard offers both beauty and privacy which includes a large composite deck perfect for entertaining, gas line for your bbq, well maintained lawn and an oversized detached garage that accommodates two full-sized vehicles and includes an oversized door ( 8ft x 18ft) and a second overhead door (9ft x 7ft) leading to the backyard. This home truly has it all! River Song is home to Bow Valley High School, kms of walking paths, shops, gas bars, car dealerships and more! Quick access to SLS Centre and downtown Cochrane over the Jack Tenant Bridge, downtown Calgary and the mountains to the West are easily accessed on hwy 22. Come see what small town living is all about! (id:6769)

Bedroom 8.50 Ft x 9.50 Ft  
 Living room 19.67 Ft x 14.17 Ft  
 3pc Bathroom 4.92 Ft x 6.83 Ft  
 Other 5.75 Ft x 8.00 Ft  
 Kitchen 9.75 Ft x 10.83 Ft  
 Dining room 9.08 Ft x 8.58 Ft

Family room 12.50 Ft x 15.08 Ft  
 2pc Bathroom 2.92 Ft x 6.92 Ft  
 Primary Bedroom 12.08 Ft x 13.00 Ft  
 Bedroom 10.17 Ft x 10.83 Ft  
 Bedroom 10.50 Ft x 10.25 Ft  
 3pc Bathroom 8.50 Ft x 8.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

Mirror

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

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

Living room 12.50 Ft x 12.42 Ft

4pc Bathroom 8.67 Ft x 4.92 Ft