



81 RIVER HEIGHTS VIEW - COCHRANE AB

81 River Heights View Cochrane Alberta

\$619,900

WALKOUT VILLA ONTO GREEN SPACE | MAIN LEVEL OFFICE | ADULT LIVING COMMUNITY | IMMACULATELY CARED FOR | OVER 2330 SQFT OF LIVING SPACE | Welcome home at 81 River Heights View in beautiful Cochrane, AB. This immaculate, fully developed walkout bungalow is nestled in a serene 45+ community, backing onto lush green space with stunning views of Cochrane and the Bow River Valley. With low-maintenance living and condo fees of just \$302 per month, it's designed for easy, comfortable living. The main floor boasts 9' ceilings and an open-concept layout, with luxury vinyl plank flooring and an abundance of natural light, further enhanced by two Solatube skylights. The welcoming entrance opens to a bright front office or den, ideal for reading, relaxation, or working from home in peace. The gourmet kitchen features sleek stainless steel appliances, a gas stove, and granite countertops anchored by a large island that is perfect for entertaining. Cozy up in the great room by the electric fireplace, or enjoy the lower level's warmth with an additional gas fireplace, complete with a heat-distributing fan, perfect for those chilly fall evenings. Step out onto the deck, equipped with a gas BBQ hookup, and soak in the breathtaking views of the town in almost all directions. The primary bedroom on the main floor offers generous closet space, a luxurious 4-piece ensuite with dual sinks with granite counters, and a spacious stand-up shower. Additional conveniences include a main-floor laundry area with a stacked washer/dryer and a conveniently located 2pc powder room. The lower level offers another large bedroom and a 4-piece bath, with cozy in-floor heating. Additionally, you will find a massive rec room with a gas fireplace, plenty of room to kick back and watch a Flames game this winter, or cozy up around the fire for a family games night over the holidays. Whether you prefer to rela...

3pc Bathroom Measurements not available

Bedroom 11.67 Ft x 15.92 Ft

Storage 14.50 Ft x 12.67 Ft

Recreational, Games room 15.08 Ft x 31.58 Ft

2pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Dining room 13.58 Ft x 8.00 Ft

Kitchen 15.58 Ft x 14.75 Ft

Living room 13.25 Ft x 14.00 Ft

Office 11.00 Ft x 10.00 Ft

Primary Bedroom 12.08 Ft x 16.33 Ft

Listing Presented By:



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Mirror

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