



## 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)

4pc Bathroom 5.00 Ft x 8.42 Ft  
4pc Bathroom 6.42 Ft x 12.33 Ft  
Bedroom 9.17 Ft x 9.92 Ft  
Bedroom 9.25 Ft x 9.92 Ft  
Primary Bedroom 12.83 Ft x 13.25 Ft  
Laundry room 5.00 Ft x 6.00 Ft  
3pc Bathroom 5.00 Ft x 8.00 Ft  
Bedroom 11.58 Ft x 9.83 Ft  
Kitchen 8.42 Ft x 8.67 Ft

Living room/Dining room 17.50 Ft x 13.25 Ft  
2pc Bathroom 5.50 Ft x 5.00 Ft  
Dining room 9.00 Ft x 13.42 Ft  
Foyer 5.83 Ft x 5.08 Ft  
Kitchen 12.75 Ft x 13.50 Ft  
Living room 12.83 Ft x 14.67 Ft  
Office 5.50 Ft x 13.83 Ft  
Other 5.75 Ft x 7.75 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Central



**Real Estate Professionals Inc.**

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