



41 River Heights Drive Cochrane Alberta

\$499,000

3 BED / 3 BATH / NEXT TO NEW CONDITION / NO CONDO FEE / Welcome to 41 River Heights Drive! Nestled in the family centric community of River Heights with quick access to the #22 highway, Calgary, and the Mountains this property is perfect for first time buyers and investors looking to expand their portfolio. The open concept mainfloor boasts Stainless Steel Appliances, Immaculate white cabinetry and matching Quartz Countertops! The main floor has ample windows and luxury vinyl planking throughout. Heading upstairs this functional layout has the all important master suite with a private 3 piece bath and larger master bedroom. There are 2 more bedrooms, a 4 piece bath and conveniently located upstairs laundry. The basement is undeveloped and prepped with a private side entrance for future completion and added revenue potential. The backyard benefits from sunny south exposure and the rear deck is the perfect place to relax and enjoy those long summer days. There is ample parking in the rear and large paved rear for all sizes of vehicles with loads of space for a future double garage. Unlock the potential by developing the basement and enjoy the Cochrane lifestyle in this premier family community! Book your showing today! (id:6769)

Other 5.08 Ft x 6.00 Ft

Living room 13.17 Ft x 11.75 Ft

Kitchen 14.58 Ft x 12.50 Ft

Pantry 5.33 Ft x 2.00 Ft

Dining room 12.58 Ft x 8.50 Ft

Other 4.50 Ft x 3.92 Ft

2pc Bathroom 5.75 Ft x 5.00 Ft

Other 6.17 Ft x 3.33 Ft

Bedroom 10.33 Ft x 9.42 Ft

Bedroom 9.67 Ft x 9.33 Ft

4pc Bathroom 8.50 Ft x 4.92 Ft

Laundry room 3.33 Ft x 4.33 Ft

Primary Bedroom 13.08 Ft x 11.83 Ft

3pc Bathroom 9.33 Ft x 4.92 Ft

Other 4.33 Ft x 4.67 Ft

Listing Presented By:



Originally Listed by:
2% Realty

<http://www.yournexthomeyy.com/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca