



## 41 River Heights Drive Cochrane Alberta

\$489,000

3 BED | 3 BATH | LIKE-NEW CONDITION | NO CONDO FEES | Welcome to 41 River Heights Drive - an exceptional opportunity for first-time buyers or savvy investors! Located in the sought-after, family-friendly community of River Heights, this move-in ready home offers quick access to Highway 22, Calgary, and the majestic Rocky Mountains. Step inside to a bright and open main floor featuring luxury vinyl plank flooring, large windows that flood the space with natural light, and a modern kitchen equipped with stainless steel appliances, sleek white cabinetry, and quartz countertops throughout. Upstairs, the thoughtfully designed layout includes a spacious primary suite with a private 3-piece ensuite, two additional bedrooms, a 4-piece main bath, and the convenience of upper-floor laundry. The undeveloped basement comes with a separate side entrance, offering excellent potential for a future development by a creative investor or as an additional living space. Outside, enjoy sunny south-facing exposure, a large rear deck, and a paved rear lane with plenty of room for parking and a future double garage. Whether you're looking to move in or invest, this home delivers space, flexibility, and value in one of Cochrane's top communities. Book your private showing today and imagine the possibilities! (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:  
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