



463 River Heights Crescent Cochrane Alberta

\$639,900

Fall in love with this beautifully upgraded 4-bedroom, 3.5-bathroom home, offering over 2400 sq. ft. of developed living space in the sought-after community of Riversong! This family-friendly neighborhood boasts scenic pathways, playgrounds, and unbeatable access to Highway 22 & Highway 1--making your commute to Calgary or the mountains a breeze! Step inside and be greeted by refinished hardwood floors in a neutral maple tone, complementing any decor style. The main floor features a gorgeous stone fireplace, creating a warm and inviting living space. The open concept kitchen is a showstopper, featuring freshly painted cabinetry, quartz countertops, and a island--perfect for entertaining! Enjoy outdoor living on your expansive & private 10' x 19' foot cedar deck, complete with a gas-line for BBQing. The deck has stairs leading down to a beautifully landscaped backyard, complete with a timber pergola and direct access to an oversized 22' x 26' detached garage- Perfect space for your workshop or extra storage for your vehicles or toys! Upstairs, you'll find three spacious bedrooms, including a primary retreat with breathtaking views of the rolling hill views, and a private ensuite bathroom. The upper level comes complete with a cozy bonus room, upstairs laundry, and additional full bathroom. Stay cool this summer with the central air conditioning- a nice touch! Additional features include: customs window coverings, 9 foot ceilings and oversized interior doors. The fully finished lower level is designed for fun and relaxation, featuring a large family room with an electric fireplace + stylish shiplap accent wall, and a convenient wet bar--perfect for hosting friends! A fourth bedroom and full bathroom completes this fantastic space. This home is ideally located within walking distance to Bow Valley High School, the Bow River, and just minutes from Spray Lake Recreation...

Primary Bedroom 11.83 Ft x 13.92 Ft

Bedroom 9.58 Ft x 10.58 Ft

Bedroom 9.58 Ft x 10.50 Ft

Bonus Room 8.92 Ft x 9.83 Ft

Laundry room 4.08 Ft x 5.25 Ft

4pc Bathroom 4.92 Ft x 8.25 Ft

Furnace 6.25 Ft x 7.75 Ft

3pc Bathroom 5.50 Ft x 12.25 Ft

Other 6.08 Ft x 6.83 Ft

Kitchen 11.92 Ft x 13.17 Ft

Dining room 11.42 Ft x 11.58 Ft

Living room 12.92 Ft x 16.58 Ft

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Listing Presented By:



Originally Listed by:
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3pc Bathroom 6.58 Ft x 8.25 Ft
Family room 13.83 Ft x 16.08 Ft
Bedroom 7.75 Ft x 11.75 Ft

Other 5.92 Ft x 6.25 Ft
2pc Bathroom 2.83 Ft x 5.75 Ft