



# 794 River Heights Crescent Cochrane Alberta

\$489,000

Welcome to your dream home in the heart of River Heights, nestled in the picturesque town of Cochrane! This stunning former showhome boasts a total of 4 bedrooms, 3.5 bathrooms, a fully finished basement, and 2000+ sq ft of fully developed living space. This great property offers both style and functionality! Step inside and be greeted by a wonderful floor plan featuring an open concept that invites you to entertain with ease and a kitchen that is equipped with modern appliances, large pantry, and ample counter space. With access from the kitchen you're able to escape to the backyard, a generous space that welcomes outdoor gatherings and playtime. Upstairs you will discover a cozy bonus room that's perfect for family movie nights or a quiet retreat. The primary bedroom is spacious and offers a 4-piece ensuite and huge walk-in closet. 2 more bedrooms and a 4-piece bath complete the upper level. The basement was recently developed with a 4th bedroom, 3 piece bath, and rec room perfect for the kids or adults alike. Don't forget the single attached garage which makes for convenient winter parking! This home is located a stone's throw away from schools which makes it ideal for families. Enjoy easy access to Calgary, only about 25 minutes to downtown. If you don't want to make your way into Calgary, no problem, Cochrane offers all the amenities you need. River Heights has many nearby pathways for leisurely strolls to connect you to the natural beauty that surrounds this wonderful neighborhood. Don't miss the opportunity to make this River Heights gem your new home, the perfect blend of convenience and community living! Schedule your showing today! (id:6769)

- |  |                                     |
|--|-------------------------------------|
| Recreational, Games room 19.50 Ft x 12.08 Ft | 2pc Bathroom 4.83 Ft x 4.67 Ft      |
| Bedroom 12.83 Ft x 10.25 Ft                  | Bonus Room 13.17 Ft x 11.83 Ft      |
| 3pc Bathroom 7.33 Ft x 4.92 Ft               | Primary Bedroom 13.33 Ft x 12.00 Ft |
| Foyer 8.75 Ft x 5.83 Ft                      | Bedroom 9.00 Ft x 8.92 Ft           |
| Kitchen 13.67 Ft x 13.25 Ft                  | Bedroom 9.08 Ft x 8.92 Ft           |
| Pantry 5.00 Ft x 4.83 Ft                     | 4pc Bathroom 8.00 Ft x 5.17 Ft      |
| Dining room 10.17 Ft x 9.00 Ft               | 4pc Bathroom 8.67 Ft x 4.92 Ft      |
| Living room 13.17 Ft x 12.08 Ft              |                                     |

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE BENCHMARK

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



**Real Estate Professionals Inc.**

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

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