



## 394 RIVER HEIGHTS Crescent Cochrane AB

\$357,900

A Beautiful start with this 3 bedroom half duplex plus a BONUS ROOM. Backs onto a Berm so no one behind. Fenced and landscaped with new patio and grass and a large deck to enjoy the sunshine and family times in the yard. Step into the front foyer from the covered porch to open concept living. Kitchen has quartz countertops, large flat island, walk in pantry, SS appliances with gas range, icemaker fridge,. Large eating nook with door to deck. Livingroom off the kitchen. Laminate hardwood flooring, carpet on upper level. 1/2 bath and door to single attached garage. The upper level has 3 bedrooms(Bonus room used as 4th bedrm presently). Master has WI closet, 4pc ensuite. The other 4pc Bathrm shares with the 2 other bedrms.Mtn view from master. Close to parks , playground, walking paths and high school . WELCOME HOME!

Kitchen 13'8" x 10'

Dining Room 10' x 9'

Living Room 13' x 12'

Bonus Room 13' x 11'7"

Master Bedroom 13'2" x 11'7"

Bedroom 10'3" x 9'

Bedroom 10'3" x 9'



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