



1 River Heights Green Cochrane Alberta

\$669,900

Welcome to 1 River Heights Green -- a home that truly offers the best of both worlds: a beautifully upgraded family home and an INCREDIBLE DREAM GARAGE that every mechanic, car enthusiast, or hobbyist will appreciate. Perfectly positioned on a corner lot in the welcoming community of River Heights, this fully finished 1,762 sq ft home offers great curb appeal with vinyl siding and stone accents, a welcoming front porch, and a functional layout designed for everyday living. Step inside and you'll immediately notice the warmth created by distressed hardwood floors, 9' knockdown ceilings, & rich alder millwork throughout the main level. The heart of the home is the impressive island kitchen featuring granite countertops, full-height cabinets, and a striking slate backsplash above the sink. Quality stainless steel appliances include a DUAL-FUEL GAS STOVE with electric oven, KitchenAid dishwasher, & newer premium fridge -- perfect for family meals or entertaining. The adjoining living room is both cozy and inviting with a gas fireplace, tile surround, granite hearth, and built-in shelving. A convenient pocket office provides a tucked-away workspace, while the rear entry keeps things organized with a built-in storage bench, hooks, and cabinets. A stylish 2-piece powder room completes the main floor. Upstairs, the spacious primary retreat features a walk-in closet and a beautiful ensuite with slate flooring, deep soaker tub, separate shower, and double vanity with vessel sinks. The second bedroom also offers a walk-in closet, and completing the upper level is a 3rd bedrm, 4-pce bath with slate floors, plus a fantastic laundry room with drawers, upper cabinets, & folding counter. The FULLY FINISHED BASEMENT adds excellent flexibility with a large rec room, a generous fourth bedroom with walk-in closet, and a private 3-piece ensuite with tiled shower -- ideal for guests, teens, ...

3pc Bathroom 4.83 Ft x 12.25 Ft

Bedroom 19.42 Ft x 13.25 Ft

Recreational, Games room 13.00 Ft x 18.42 Ft

Furnace 8.08 Ft x 17.08 Ft

2pc Bathroom 5.67 Ft x 5.00 Ft

Dining room 13.17 Ft x 11.92 Ft

Office 5.67 Ft x 8.83 Ft

4pc Bathroom 7.00 Ft x 8.25 Ft

5pc Bathroom 9.50 Ft x 12.42 Ft

Bedroom 10.17 Ft x 10.83 Ft

Bedroom 10.50 Ft x 9.08 Ft

Laundry room 7.00 Ft x 6.17 Ft

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Kitchen 14.92 Ft x 9.25 Ft

Primary Bedroom 14.00 Ft x 15.83 Ft

Living room 14.00 Ft x 12.08 Ft