



224 River Heights Drive Cochrane Alberta

\$604,999

Welcome to this stunning, sun-filled, and thoughtfully designed fully finished semi-detached home, complete with a walkout illegal basement suite currently rented for \$1,300/month plus 30% utilities, located in one of Cochrane's most sought-after communities—Rivercrest. Framed by breathtaking mountain views and just steps from Bow Valley School, this home offers an exceptional setting for families and investors alike. Boasting over 2,100 sq. ft. of well-planned living space, this home delivers a complete package featuring 4 bedrooms, 3.5 bathrooms, a main-floor den, an open-concept layout, an upgraded kitchen, a walkout basement, and an oversized double garage (22'3" x 24'). As you step inside, you are immediately welcomed by a bright and inviting living area, enhanced by large windows and automated blinds for added comfort and convenience. The dining space flows effortlessly into the impressive chef-inspired kitchen, showcasing quartz countertops, premium appliances, full-height cabinetry, elegant gold hardware, and a matching gold faucet. A spacious centre island doubles as the perfect breakfast bar. Tucked away on the main floor is a private den—ideal for a home office or study. Step outside onto the upper deck, the perfect place to enjoy your morning coffee while taking in the scenic surroundings. A side staircase leads down to the backyard, offering additional outdoor space for entertaining or relaxation. Upstairs, you'll find a charming tech or kids' play nook, followed by three generously sized bedrooms, many with beautiful valley views. The primary suite features a well-appointed ensuite with dual vanities, a walk-in closet, and a glass-enclosed standing shower. A full shared bathroom and stacked laundry complete this level. The fully finished walkout basement is a standout feature, offering a bright and spacious living area with large windows, a complete kitc...

4pc Bathroom 5.00 Ft x 8.33 Ft

Laundry room 5.00 Ft x 6.25 Ft

Bedroom 10.00 Ft x 9.00 Ft

4pc Bathroom 5.42 Ft x 12.25 Ft

Bedroom 9.08 Ft x 10.00 Ft

Primary Bedroom 13.00 Ft x 12.75 Ft

Bedroom 12.75 Ft x 10.08 Ft

Dining room 6.75 Ft x 10.42 Ft

Kitchen 8.33 Ft x 9.17 Ft

Living room 16.67 Ft x 12.75 Ft

Den 5.42 Ft x 13.83 Ft

2pc Bathroom 5.42 Ft x 4.92 Ft

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Listing Presented By:



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RE/MAX House of Real Estate

RE/MAX Realty Professionals

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4pc Bathroom 4.92 Ft x 8.00 Ft

Living room 10.00 Ft x 16.00 Ft

Dining room 11.25 Ft x 9.00 Ft

Kitchen 12.67 Ft x 13.58 Ft