



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 kit...

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

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