



## 261 River Heights Drive Cochrane Alberta

\$525,000

This impeccably maintained home is in immaculate condition and ready for a new family. Located in a new and rapidly growing neighborhood, the property offers excellent long-term value with additional commercial & residential developments planned nearby and a new public elementary school scheduled to open and Bow Valley High School is located in walking distance. Just in time for summer, this home features RV parking with a gate that opens, a fully fenced yard, a south-facing deck, and two large storage sheds--perfect for outdoor living and extra storage. Inside, you'll find 9 ft ceilings, decorative feature walls, and a bright, open-concept main floor. The upgraded kitchen is a standout, offering shaker-style cabinetry, quartz countertops, stainless steel appliances including a double oven, a new kitchen hood fan and a large central island ideal for entertaining. Triple-pane windows and extra-tall interior doors enhance both comfort and modern appeal. The back entry includes a 2-piece powder room and built-in lockers, keeping daily life organized and functional. Upstairs, the spacious primary bedroom features a 5-piece ensuite with quartz counters, a corner soaker tub, separate shower, and a large walk-in closet. Two additional bedrooms, a full bathroom, and the convenience of upper-level laundry complete this floor. The fully finished lower level offers a fourth bedroom with walk-in closet, a full bathroom, a large recreation room, and ample storage space. Ideally located with easy access to Calgary and Banff, this home is perfect for families seeking comfort, space, and a thriving community. (id:6769)

Recreational, Games room 19.08 Ft x 14.75 Ft  
Bedroom 12.83 Ft x 9.75 Ft  
Other 7.00 Ft x 6.08 Ft  
4pc Bathroom 7.00 Ft x 4.92 Ft  
Furnace 8.50 Ft x 7.25 Ft  
Other 5.58 Ft x 5.83 Ft  
Living room 14.17 Ft x 13.50 Ft  
Kitchen 13.00 Ft x 14.83 Ft

Other 7.17 Ft x 4.17 Ft  
2pc Bathroom 7.25 Ft x 2.83 Ft  
Primary Bedroom 13.92 Ft x 11.92 Ft  
Other 9.17 Ft x 4.67 Ft  
5pc Bathroom 11.17 Ft x 7.92 Ft  
Laundry room 5.67 Ft x 3.08 Ft  
4pc Bathroom 8.67 Ft x 4.92 Ft  
Bedroom 11.75 Ft x 8.92 Ft  
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Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

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Dining room 11.92 Ft x 11.08 Ft

Bedroom 10.00 Ft x 10.58 Ft