



## 35 River Heights Crescent Cochrane Alberta

\$615,000

Welcome to your dream home in the desirable River Heights community! This stunning detached residence boasts low-maintenance landscaping, featuring lush ARTIFICIAL TURF that ensures your outdoor space remains vibrant year-round. Relax on the inviting FRONT PORCH, a perfect spot for morning coffee or evening relaxation. Step inside to discover a bright and airy OPEN-CONCEPT main floor, seamlessly blending the living room, dining area, and modern kitchen—ideal for entertaining and family gatherings. An additional office space provides a quiet retreat for remote work or study. Venture upstairs to find two spacious bedrooms and a well appointed 4pc bathroom, alongside a convenient laundry room. The luxurious master suite is a true retreat, complete with a 4pc ensuite that offers both comfort and privacy. The fully finished basement features a large REC ROOM, perfect for movie nights or game days, complemented by a WET BAR and a stylish 2pc bathroom—making it a great space for entertaining guests. Step outside to your fenced backyard, complete with a garden shed for extra storage. The OVERSIZED double detached garage is a standout feature, fully HEATED and perfect for parking vehicles or transforming into a workshop for your hobbies. Conveniently located within walking distance to the local high school and just minutes away from all essential amenities, this home combines comfort and practicality in one fantastic package. Don't miss the opportunity to make this beautiful River Heights property your own! Schedule your viewing today! (id:6769)

Recreational, Games room 21.50 Ft x 14.67 Ft

Other 6.33 Ft x 1.92 Ft

Furnace 19.42 Ft x 11.92 Ft

2pc Bathroom 7.25 Ft x 4.33 Ft

Kitchen 14.42 Ft x 9.92 Ft

Dining room 10.92 Ft x 10.33 Ft

Living room 13.92 Ft x 11.92 Ft

Office 9.92 Ft x 8.92 Ft

2pc Bathroom 5.17 Ft x 5.08 Ft

Laundry room 9.08 Ft x 7.08 Ft

Primary Bedroom 15.08 Ft x 10.92 Ft

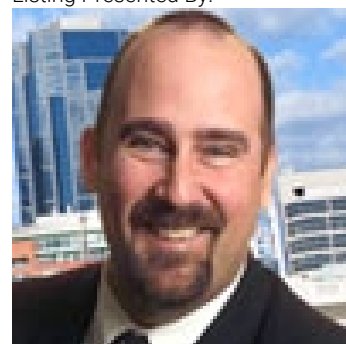
Bedroom 9.33 Ft x 9.08 Ft

Bedroom 10.83 Ft x 9.17 Ft

4pc Bathroom 8.50 Ft x 5.50 Ft

4pc Bathroom 11.25 Ft x 5.50 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

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