



## 393 River Heights Drive Cochrane Alberta

\$599,000

4 BEDROOMS | OVER 2,000 SQ. FT. | FINISHED BASEMENT | DBL ATTACHED GARAGE | MANY UPGRADES | SPACIOUS FLOORPLAN | CLOSE TO SCHOOLS & SPORTS COMPLEX - UNDER \$600K! If you're looking for a home that truly works for everyday family life, 393 River Heights Drive is one you'll want to see in person. Built by Calbridge Homes and set on a quiet, family-friendly street in one of Cochrane's most loved neighbourhoods, this home offers the space, comfort, and layout that just makes sense. From the moment you walk in, it feels welcoming. The front entry is bright and open with a cathedral ceiling, and the main floor flows beautifully with 9-foot ceilings, a cozy gas fireplace, and plenty of room to gather without feeling crowded. The kitchen is the heart of the home here -- a large island, granite countertops, stainless steel appliances, a gas stove, and a walk-through pantry that connects to the mudroom and laundry area. It's the kind of layout that makes busy mornings easier and family dinners more enjoyable. Upstairs is where this home really shines for families. The bonus room, wired for surround sound, is perfect for movie nights or game days, and the office nook easily fits a full-size desk for work or homework. The second and third bedrooms are generously sized, and the primary bedroom feels like a retreat -- big enough for a king-size bed, accented by a feature wall, and paired with a spa-style 5-piece ensuite with double sinks, a deep soaker tub, a tiled shower, and a walk-in closet plus linen storage. The finished basement gives you even more flexibility, with a fourth bedroom, a rec or media area, an office nook, and a bathroom rough-in -- ideal for guests, teenagers, or future plans. Outside, the deck with Duradeck, aluminum railing and a gas line is ready for summer BBQs and relaxing evenings, while the fenced in yard gives the private, outdoor space your family desire...

Bonus Room 12.08 Ft x 13.92 Ft

Furnace 14.33 Ft x 12.00 Ft

Recreational, Games room 14.42 Ft x 15.33 Ft

Den 6.58 Ft x 10.50 Ft

Bedroom 10.67 Ft x 10.25 Ft

Other 12.50 Ft x 14.33 Ft

Living room 14.83 Ft x 14.50 Ft

Dining room 9.42 Ft x 12.25 Ft

Den 7.08 Ft x 8.67 Ft

Bedroom 10.83 Ft x 9.92 Ft

Bedroom 11.00 Ft x 10.00 Ft

4pc Bathroom 4.92 Ft x 8.33 Ft

Listing Presented By:



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2pc Bathroom 4.75 Ft x 5.00 Ft

Other 8.58 Ft x 7.08 Ft

Other 12.25 Ft x 12.17 Ft

Primary Bedroom 15.17 Ft x 13.08 Ft

5pc Bathroom 10.58 Ft x 11.00 Ft