



# 416 River Heights Green Cochrane Alberta

\$549,900

Discover this inviting & meticulously maintained 3 bedroom, 2.5-bathroom home with an oversized double garage in the coveted River Song neighbourhood, steps from parks, pathways, and various schools. This home offers exceptional curb appeal with an expansive front covered porch perfect for enjoying early morning coffee while soaking in the vibrant community atmosphere. Inside, a spacious foyer with closet for tucking away outerwear leads to a front living room flooded with natural light from the large windows. The open-concept kitchen features stainless steel appliances, a central island with breakfast bar seating, custom dark cabinetry offering ample storage, pendant & recessed pot lighting and a window overlooking the yard. Adjacent, the bright dining room provides seamless access through the mudroom to an impressive outdoor deck (dual areas), ideal for outdoor living and entertaining possibilities. A convenient guest bathroom and storage closets complete this well-appointed main level. Upstairs, the primary bedroom awaits with a private 3pc ensuite and large closet, complemented by a main 4 pc bathroom shared with two additional spacious bedrooms (both with large windows and closets). The fully finished basement, completed with permits, offers a large rec room and a bonus room perfect for study or work. It features a gorgeous custom electric fireplace with stone detailing and mantel, adding warmth and elegance to the space. A double detached garage, insulated and drywalled, ensures convenience year-round, eliminating the hassle of snow removal or cold starts. Enjoy the benefits of living in an sought-after community with a small-town ambiance, friendly neighbours, and proximity to essential amenities, including parks, playgrounds, and scenic pathways spanning 4 kms throughout this charming locale. Don't miss out and come view today! (id:6769)

Bonus Room 6.75 Ft x 4.50 Ft

Recreational, Games room 19.75 Ft x 29.83 Ft

Furnace 7.58 Ft x 11.92 Ft

2pc Bathroom 5.08 Ft x 5.00 Ft

Dining room 9.00 Ft x 5.25 Ft

Kitchen 17.00 Ft x 12.17 Ft

Living room 17.00 Ft x 14.83 Ft

3pc Bathroom 4.92 Ft x 8.58 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

Bedroom 9.08 Ft x 13.50 Ft

Bedroom 11.67 Ft x 10.75 Ft

Primary Bedroom 11.58 Ft x 12.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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