



# 429 River Heights Drive Cochrane Alberta

\$750,000

OPEN HOUSE, Saturday March 14th, 2-4pm. Imagine waking up every morning to the warmth of community and the promise of a sunny south backyard right in the heart of Riversong! Welcome to 429 River Heights Dr - your future family sanctuary in Cochrane, where every detail has been thoughtfully upgraded and every moment feels connected. This home opens with a bright OPEN-CONCEPT DESIGN that floods the main floor with natural light and instantly makes you feel at home, plus CENTRAL AIR CONDITIONING for year-round comfort. REFINISHED HARDWOOD FLOORS offer timeless warmth and durability that families love, while FRESH PAINT THROUGHOUT MOST OF THE MAIN FLOOR AND UPSTAIRS delivers a crisp, move-in-ready canvas. Inside you'll find plenty of room to grow across 1938 sqft and a layout that supports real-life living - homework at the island, movie nights in the living room with cozy gas fireplace, and quiet corners for everyone. Built in 2009, the solid foundation pairs perfectly with recent upgrades for modern comfort without the new-build price. Upstairs is complete with a bonus room with valley views, 3 well-proportioned bedrooms and 2 full bathrooms, including the primary suite with a massive walk-in closet and an ensuite with soaker tub and separate shower. Downstairs is developed with an open recreation space, partially finished storage and utility space. The real showstopper is the generous 6404 sqft lot offering a SUNNY SOUTH BACKYARD bathed in light from sunrise to sunset, maximizing your outdoor season in Alberta's climate. Enjoy the LARGE SPACIOUS DECK for morning coffee or evening wine, harvest from mature FRUIT TREES, tend your GARDEN for fresh produce, and gather around the FIREPIT for s'mores and spontaneous neighbourhood get-togethers. This private oasis is built for entertaining or unwinding, with south exposure keeping it inviting even as seasons change. Practic...

Recreational, Games room 23.83 Ft x 13.33 Ft

Exercise room 10.33 Ft x 8.00 Ft

2pc Bathroom 4.67 Ft x 4.42 Ft

Dining room 11.50 Ft x 8.00 Ft

Foyer 7.08 Ft x 4.58 Ft

Laundry room 8.33 Ft x 7.00 Ft

4pc Bathroom 9.08 Ft x 4.92 Ft

4pc Bathroom 11.50 Ft x 8.58 Ft

Bedroom 10.83 Ft x 11.00 Ft

Bedroom 10.67 Ft x 11.00 Ft

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Listing Presented By:



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Kitchen 15.92 Ft x 10.75 Ft

Living room 15.92 Ft x 14.17 Ft

Bonus Room 18.00 Ft x 15.50 Ft

Primary Bedroom 17.58 Ft x 11.50 Ft