



## 574 River Heights Crescent Cochrane Alberta

\$565,000

This beautiful semi-detached home is located in the popular River Heights community of Cochrane and offers over 2,300 square feet of fully finished living space for those who value comfort, style, and convenience. The open-concept layout is ideal for modern living, with neutral laminate flooring running throughout the main level for a clean, cohesive look. As you enter through the spacious foyer, you'll be greeted by a bright and inviting living area. The kitchen is truly the heart of the home, featuring an island with a breakfast bar, sleek quartz countertops, and plenty of cabinet space, and corner Pantry. The stainless steel appliance package completes the kitchen, offering everything you need to prepare meals. The dining room is filled with natural light and opens directly onto a private deck, providing seamless indoor-outdoor living. Whether hosting friends or enjoying a quiet evening at home, the adjoining living room—complete with a striking slate rock fireplace—offers a welcoming space to relax. A convenient half bath is also located on the main floor, and access to the attached garage is just steps away. Upstairs, a bonus room at the top of the stairs offers additional space that can be used as a family room, home office, or play area. Two additional bedrooms provide ample space for children or guests, while the main 4-piece bathroom ensures everyone has their own space to get ready in the mornings. The primary bedroom is a true retreat, offering plenty of natural light and a modern 4-piece ensuite with an oversized shower and a separate water closet. The upper-level laundry room makes chores more efficient. The newly finished lower level offers a large recreation room that can be used for a variety of purposes, whether it's a home gym, media room, or additional living space. There's also the potential to add a fourth bedroom that was planned, if needed. A ...

4pc Bathroom 6.17 Ft x 13.67 Ft  
4pc Bathroom 10.83 Ft x 4.92 Ft  
Bedroom 9.83 Ft x 11.25 Ft  
Bedroom 9.92 Ft x 10.17 Ft  
Bonus Room 16.08 Ft x 10.42 Ft  
Primary Bedroom 13.58 Ft x 16.67 Ft

Recreational, Games room 19.08 Ft x 23.58 Ft  
Furnace 8.75 Ft x 13.25 Ft  
2pc Bathroom 5.33 Ft x 5.75 Ft  
Dining room 9.08 Ft x 12.00 Ft  
Foyer 10.00 Ft x 7.83 Ft  
Kitchen 15.58 Ft x 9.83 Ft

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

Listing Presented By:



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3pc Bathroom 9.92 Ft x 4.92 Ft

Living room 11.00 Ft x 14.00 Ft