



## 617 River Heights Crescent Cochrane Alberta

\$570,000

The perfect home in the perfect neighborhood! As you walk through the front door from the covered front porch, you can't help but notice the open concept with hardwood throughout and porcelain tile entrances. The kitchen is a chef's dream, from the granite counters, Kitchen Craft maple stained cappuccino cabinetry, stone backsplash, center island, Blanco brown sinks, stainless steel fridge, new Bosch dishwasher, 5 burner gas range and over the range microwave, this kitchen was made to impress. The back entrance has been converted into a stacked laundry with built in cabinetry for storage, recycling drawer, bench with coat hooks and shoe drawer plus additional pantry space. Also a 2 piece powder room accessed through a sliding Barn door accent. The backyard is an Entertainers Paradise with low maintenance Rundle rock, columnar trees and bushes in front of the insulated double garage. Upstairs, you will find 3 bedrooms including the Primary bedroom with large East facing windows. It's large enough for a King bed and has a walk-in closet. The 4piece Ensuite has a soaker tub and ceramic tile. The undeveloped basement has 9' ceilings and is roughed in for another bathroom and bedroom. Great opportunity to make it your own. This family-friendly community has Paved Bike paths, parks, is close to Spray Lakes Sawmills Rec Center and the Jack Tennant Bridge. (id:6769)

4pc Bathroom 8.42 Ft x 4.92 Ft

4pc Bathroom 8.42 Ft x 8.17 Ft

Bedroom 11.00 Ft x 12.17 Ft

Bedroom 10.17 Ft x 11.83 Ft

Primary Bedroom 13.50 Ft x 17.83 Ft

2pc Bathroom 6.50 Ft x 2.83 Ft

Dining room 13.83 Ft x 10.25 Ft

Other 21.92 Ft x 12.92 Ft

Other 6.83 Ft x 4.42 Ft

Kitchen 13.83 Ft x 10.25 Ft

Laundry room 6.17 Ft x 9.08 Ft

Living room 20.33 Ft x 16.83 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca