



# 733 River Heights Crescent Cochrane Alberta

\$599,900

Welcome to a one of a kind gem in the heart of Riversong, offering over 2400 SQ FT of beautifully developed space that blends style, function, and comfort in every corner. This home is designed & upgraded for those who crave something special, from its extraordinary interior layout to its sun soaked, SOUTH facing backyard. Step inside and be welcomed by an inviting living room featuring soaring 10-ft ceilings and oversized windows, creating an open and airy atmosphere. A gorgeous stone fireplace with a custom mantle adds warmth and elegance to the space, perfect for cozy nights in. A few steps up, the gourmet kitchen awaits with sleek stainless steel appliances, quartz countertops, full length cabinetry, and a spacious corner pantry, all complemented by a minimalist, modern backsplash. An adjoining built-in desk area offers the ideal spot for a family workstation or mini office, creating a true central hub that overlooks the living and dining areas. The oversized dining room, bathed in natural light from the south-facing windows, offers ample space to host large family gatherings or entertain friends. With easy access to the deck, this space seamlessly extends into the outdoors, making it perfect for both lively get togethers and quiet mornings in the sun. Completing the main floor is a conveniently located mudroom with deck access and a well appointed half bath, providing functionality for a busy family lifestyle. Head upstairs to find the primary suite, a luxurious retreat featuring a spa-inspired ensuite. Indulge in the oversized soaker tub, refresh in the glass enclosed shower, and enjoy the convenience of a spacious vanity and walk-in closet. This level also includes 2 additional bedrooms, second bath, and a laundry room that combines convenience and practicality with extra storage and natural light making daily chores a breeze. The professionally developed bas...

4pc Bathroom 10.33 Ft x 6.00 Ft  
 Bedroom 9.92 Ft x 11.50 Ft  
 Bedroom 10.67 Ft x 11.17 Ft  
 Laundry room 5.58 Ft x 5.92 Ft  
 Primary Bedroom 15.00 Ft x 12.83 Ft  
 Office 7.75 Ft x 7.08 Ft

Storage 5.58 Ft x 9.08 Ft  
 Furnace 19.67 Ft x 11.58 Ft  
 2pc Bathroom 5.17 Ft x 6.00 Ft  
 Dining room 11.83 Ft x 8.08 Ft  
 Kitchen 11.33 Ft x 15.08 Ft  
 Living room 14.92 Ft x 12.42 Ft

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

Listing Presented By:



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eXp Realty

**RE/MAX Realty Professionals**

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Recreational, Games room 16.58 Ft x 25.00 Ft

4pc Bathroom 10.25 Ft x 8.42 Ft