

81 River Heights View Cochrane Alberta

\$619,900

WALKOUT VILLA ONTO GREEN SPACE | MAIN LEVEL OFFICE | ADULT LIVING COMMUNITY | IMMACULATELY CARED FOR | OVER 2330 SQFT OF LIVING SPACE | Welcome home at 81 River Heights View in beautiful Cochrane, AB. This immaculate, fully developed walkout bungalow is nestled in a serene 45+ community, backing onto lush green space with stunning views of Cochrane and the Bow River Valley. With lowmaintenance living and condo fees of just \$302 per month, it's designed for easy, comfortable living. The main floor boasts 9' ceilings and an open-concept layout, with luxury vinyl plank flooring and an abundance of natural light, further enhanced by two Solatube skylights. The welcoming entrance opens to a bright front office or den, ideal for reading, relaxation, or working from home in peace. The gourmet kitchen features sleek stainless steel appliances, a gas stove, and granite countertops anchored by a large island that is perfect for entertaining. Cozy up in the great room by the electric fireplace, or enjoy the lower level's warmth with an additional gas fireplace, complete with a heat-distributing fan, perfect for those chilly fall evenings. Step out onto the deck, equipped with a gas BBQ hookup, and soak in the breathtaking views of the town in almost all directions. The primary bedroom on the main floor offers generous closet space, a luxurious 4-piece ensuite with dual sinks with granite counters, and a spacious stand-up shower. Additional conveniences include a main-floor laundry area with a stacked washer/dryer and a conveniently located 2pc powder room. The lower level offers another large bedroom and a 4-piece bath, with cozy in-floor heating. Additionally, you will find a massive rec room with a gas fireplace, plenty of room to kick back and watch a Flames game this winter, or cozy up around the fire for a family games night over the holidays. Whether you prefer to rela...

3pc Bathroom Measurements not available **Bedroom** 11.67 Ft x 15.92 Ft **Storage** 14.50 Ft x 12.67 Ft

Recreational, Games room $15.08\,\mathrm{Ft}\times31.58\,\mathrm{Ft}$

2pc Bathroom Measurements not available
4pc Bathroom Measurements not available

Ft Offic Prim

Dining room 13.58 Ft \times 8.00 Ft Kitchen 15.58 Ft \times 14.75 Ft Living room 13.25 Ft \times 14.00 Ft Office 11.00 Ft \times 10.00 Ft Primary Bedroom 12.08 Ft \times 16.33 Ft Listing Presented By:



Originally Listed by: RE/MAX House of Real Estate

http://www.homesbyeric.ca/

RE/MAX Realty Professionals

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

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