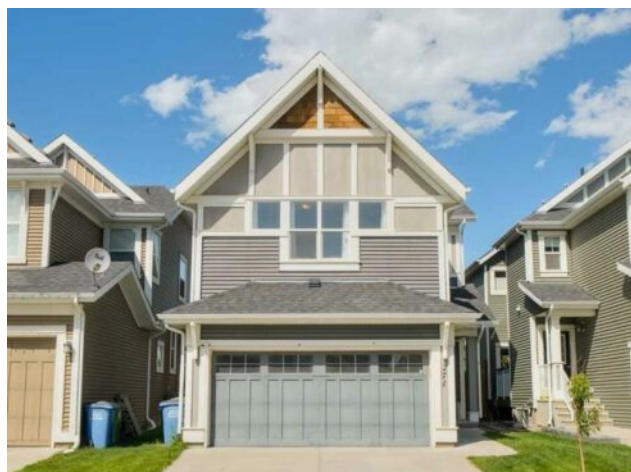


## 271 River Heights Crescent Cochrane, Alberta

**MLS # A2246968**



# \$695,000

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | River Song             |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,898 sq.ft.           | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.09 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard, Treed       |               |                   |

|                    |                                                                                                  |                   |      |
|--------------------|--------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                       | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet                                                                                           | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                                   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                         | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Poured Concrete                                                                                  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Granite Counters, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar |                   |      |

**Inclusions:** All Lighting Fixtures, All Attached Mirrors, All Attached Shelving All Window Coverings Attached, All Curtains, All Garage Attached Shelving

Welcome to this beautifully maintained two-storey, front-drive home in desirable River Heights. This property combines functionality, comfort, and style for the whole family. The main floor features a unique, OPEN-CONCEPT layout filled with natural light from the MANY LARGE WINDOWS. The kitchen is a standout with its GRANITE counters, large BREAKFAST BAR, STAINLESS STEEL APPLIANCES, and PANTRY—perfect for both everyday living and entertaining. Adjacent to the kitchen is a bright dining area and a cozy living room, creating a welcoming space for family gatherings. Upstairs, you’ll find three spacious bedrooms including the primary retreat complete with a 4-piece ENSUITE featuring a SOAKING TUB, a STAND-ALONE SHOWER and a WALK-IN CLOSET. A bonus room provides extra living space, while the upstairs laundry room and guest bathroom add everyday convenience. The FULLY FINISHED BASEMENT offers even more living space with a comfortable family room area with a stylish WET BAR, an additional room, currently used as a bedroom but could also function as an office or den, and a full bathroom—ideal for guests or family movie nights. Step outside to the large, fully fenced, north-facing backyard, beautifully TREED for privacy and enjoyment. Whether you’re hosting summer BBQs or relaxing in the shade, this outdoor space has something for everyone. Located close to schools, the amenities of Cochrane, walking paths, and the Recreation Centre, this home combines a quiet family-friendly location with easy access to everything you need. Don’t miss the opportunity to make this exceptional River Heights property your new home!