

46 River Heights Boulevard Cochrane, Alberta

MLS # A2249589



\$575,000

Division:	River Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,722 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	On Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Many Trees, Pie Shaped Lot, Street Lighting,		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Smoking Home		

Inclusions: Awning

Open House Sunday, September 14 from 1-3 PM. Welcome to this beautiful property in River Heights, Cochrane! This lovely 3 bedroom, 2 ½ bath home is perfect for a family! The front of this home has curb appeal plus…the exquisite landscaping, the stone trim and a cozy verandah! The front door entrance with a window and room for seating is the beginning of the homey interior. The comfy living room has a gas fireplace and a picture window that looks out over the verandah and front yard. To the right of the entrance is the dining room and kitchen. The kitchen is perfectly laid out with lots of cabinets, an island and a large south facing window over the sink facing the immaculate backyard! From the kitchen is a back entrance to a spacious deck large enough for furniture and a barbeque, also at the back entrance there is a 2-pce bath. Across from the front entrance is the staircase going to the second floor but first there is a lovely office up 2 steps from main. Upstairs there are 3 bedrooms and a main 4-pce bath. The primary bedroom and walk-in closet are a good size. The 5-pce ensuite is large with a soaker tub and a separate shower. Upstairs, where all your laundry accumulates is where you will find the laundry room! The basement is unspoiled ready for your personal touch! An excellent feature of this home is the \$20,000 solar system installed in 2024. It has already shown a savings. This home is situated on a pie shaped lot with a concrete parking pad ready for a future double garage. The rest of the south facing backyard is beautifully landscaped including mature trees (\$10,000 in 2022) with plenty of room for playing or relaxing! Across the street is a playground where you can watch your children play from your front porch! K-12 schools are walking distance from the house. This property is on the south side of Cochrane so easy access to HWY #1. Only 30 minutes

drive to Kananaskis. Only 30 minutes drive to University of Calgary.