



**GRASSROOTS**  
REALTY GROUP

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379 Rivercrest Road  
Cochrane, Alberta

MLS # A2304004



**\$798,000**

|                  |                                   |               |                  |
|------------------|-----------------------------------|---------------|------------------|
| <b>Division:</b> | River Heights                     |               |                  |
| <b>Type:</b>     | Residential/House                 |               |                  |
| <b>Style:</b>    | 2 Storey                          |               |                  |
| <b>Size:</b>     | 2,675 sq.ft.                      | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 4                                 | <b>Baths:</b> | 4                |
| <b>Garage:</b>   | Double Garage Attached            |               |                  |
| <b>Lot Size:</b> | 0.10 Acre                         |               |                  |
| <b>Lot Feat:</b> | Back Yard, Other, Rectangular Lot |               |                  |

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** R-LD

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** None

Welcome to this stunning two-story walkout detached home in the desirable community of River Heights. Designed for both functionality and style, the main level features a versatile bedroom and a full 3-piece bathroom, perfect for guests or multi-generational living. The gourmet kitchen is a chef's delight, complemented by a convenient butler's pantry that offers additional storage and a second sink. The heart of the home is the spacious living area, highlighted by a central gas fireplace and custom built-in shelving that balances decor and utility. This level also includes a formal dining area, a dedicated mudroom, and a large balcony overlooking the private backyard. The upper floor is home to three spacious bedrooms and a central bonus room, ideal for family movie nights. The primary suite serves as a true retreat, featuring a luxurious 5-piece ensuite, while an additional 4-piece bathroom services the rest of the floor. The walkout basement includes a separate entry from the backyard and remains full and unfinished, providing a blank canvas for your future development needs. Completing this home is a front-attached double garage, offering plenty of space for vehicles and storage.