



**534 River Heights Crescent
Cochrane, Alberta**

MLS # A2307952



\$485,000

Division:	River Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,581 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Front Drive, Garage Door Opener, Garage Faces Front, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, No		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

3 BEDROOM | 2.5 BATHROOM | BASEMENT BATHROOM ROUGH-IN | BONUS ROOM | ATTACHED GARAGE | NO NEIGHBOURS BEHIND | VIEWS | Welcome to a home that immediately impresses with its warm, inviting atmosphere and thoughtfully designed layout. From the moment you step inside, you're greeted by a bright, open-concept main floor enhanced by an abundance of natural light and a timeless neutral colour palette that creates a sense of calm and continuity throughout. Meticulously maintained and truly move-in ready, this residence clearly reflects pride of ownership in every detail. The heart of the home is the beautifully designed gallery-style kitchen, offering both functionality and style. Featuring ample cabinetry, generous counter space, this kitchen is perfectly suited for everyday living and entertaining alike. It seamlessly connects to a spacious dining area, ideal for hosting family meals or gatherings, and flows effortlessly into the comfortable living room where large windows frame the picturesque outdoor setting. Step outside to your private backyard retreat, where you'll enjoy uninterrupted views backing onto an expansive green space and sweeping valley vistas—an incredibly rare feature. Whether you're relaxing on a summer evening, gardening in the planter boxes, or gathering around a firepit, this outdoor space offers tranquility and endless possibilities. Upstairs, the home continues to impress with a well-planned layout that includes two generously sized secondary bedrooms, along with a spacious primary suite complete with a walk-in closet and private ensuite. A cozy bonus room on this level provides the perfect setting for movie nights, a home office, or a quiet reading space. The lower level offers excellent potential for future development, with roughed-in plumbing already in place and laundry conveniently located.

This space is ready for your personal vision—whether that’s additional living space, a home gym, or guest accommodations. Completing the home is a single attached garage with extra room for storage or shelving, adding both convenience and practicality. Ideally located in a growing, vibrant community, this property offers close proximity to schools, scenic walking paths, and local amenities. With newly completed road access, commuting and access to town have never been easier. This is an exceptional opportunity to own a beautifully cared-for home in a sought-after setting—don’t miss your chance to experience it for yourself. Book your private showing today!!