



**GRASSROOTS**

REALTY GROUP

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**199 River Heights Green  
Cochrane, Alberta**

**MLS # A2312400**



**\$589,900**

<b>Division:</b>	River Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,507 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	Bathroom Rough-in, Bookcases, Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Vinyl Windows		
<b>Inclusions:</b>	NA		

Welcome to this stunning detached home in the sought-after community of River Heights &mdash; the perfect blend of style, comfort, and functionality for today's modern family. From the moment you arrive, you will appreciate the pride of ownership, thoughtful upgrades, and incredible use of space that makes this home feel far larger than the square footage suggests. The bright and open-concept layout is truly impressive, creating an airy and welcoming atmosphere throughout the entire main floor. Designed with family living and entertaining in mind, this beautiful home features 3 spacious bedrooms and 2.5 bathrooms along with a layout that flows effortlessly from room to room. The heart of the home is the gorgeous kitchen complete with solid surface countertops, upgraded newer appliances, ample cabinetry, and plenty of prep and storage space for busy households and gatherings alike. The adjoining dining and living areas are warm and inviting, highlighted by a cozy fireplace that creates the perfect place to unwind after a long day. Large windows throughout the home flood the interior with natural light while enhancing the spacious feel of every room. Upstairs, the well-designed bedroom layout offers excellent functionality for families, including a generous primary retreat with its own private ensuite bath and ample closet space. Added comfort comes with the included central air conditioning, keeping the home cool and comfortable during those warm summer months. Outside, everything has already been done for you. The property is beautifully landscaped and completely move-in ready, allowing you to simply settle in and enjoy the summer months ahead. Both front and rear decks provide fantastic outdoor living spaces whether you are enjoying your morning coffee, hosting BBQs, or relaxing with family and friends. The oversized double detached

garage offers excellent parking, storage, and room for all your gear and toys. Located in the family-friendly community of Cochrane, close to parks, pathways, schools, shopping, and all amenities, this exceptional home delivers incredible value, style, and everyday comfort. Rarely does a home combine such an open and spacious feel with this level of finish and care. A true turnkey opportunity you will not want to miss!