



GRASSROOTS
REALTY GROUP

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**193 River Heights Drive
Cochrane, Alberta**

MLS # A2314152



\$546,000

Division:	The Willows		
Type:	Residential/Five Plus		
Style:	2 Storey, Attached-Side by Side		
Size:	1,509 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NA

Located in The Willows, a boutique community on the south side of Cochrane, this fully finished end-unit townhome offers quick access to Calgary, a local park just steps away and the Spray Lake Sawmills Family Sports Centre minutes from your door — with everything Cochrane has to offer close by. A great fit for first-time buyers and downsizers, with no condo fees. The main floor is open, bright and spacious, with a layout that makes it easy to host friends or get breakfast on the table before heading out the door. Upstairs, the primary bedroom includes a walk-in closet and a private ensuite. Two more bedrooms — one with its own walk-in closet — and a full bathroom complete the upper level, with plenty of room to spread out. The finished basement adds a large rec area, laundry and a built-in rock climbing wall — a flexible space that works as a media room, home gym or hangout. A fourth bedroom with a walk-in closet and a full bathroom with a tile shower rounds out the level, ready for guests, a home office or extended family. Outside, enjoy sunny afternoons in the south-facing backyard, with a double detached garage just beyond. A spacious mudroom with built-in storage gives everyone a place to drop boots and hang coats on the way in. Call your favourite realtor and book a showing today!