



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**5 River Heights Green  
Cochrane, Alberta**

**MLS # A2317418**



**\$619,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | River Song   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,707 sq.ft.   | <b>Age:</b>   | 2010 (16 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached   |               |                   |
| <b>Lot Size:</b> | 0.09 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Cul-De-Sac, Landscaped, Low Maintenance Landscap |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Vinyl Plank   | <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>   | Bookcases, Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry |                   |      |

**Inclusions:** Hooks and organization system attached to walls in garage

Welcome to 5 River Heights Green located in the sought-after community of Riversong, where exceptional craftsmanship, thoughtful upgrades, and a prime location come together to create the perfect family home. Fully developed and move-in ready, this property offers over three levels of beautifully finished living space, featuring 4 bedrooms, 3.5 bathrooms, and an OVERSIZED FULLY FINISHED and HEATED 24' x 24' DETACHED GARAGE. Inside you will find rich hardwood flooring, 9' ceilings on the main floor and basement, oversized windows, and an open-concept layout that creates a warm and inviting atmosphere from the moment you step inside. The chef inspired kitchen is the heart of the home, light and bright cabinetry, granite countertops, tiled backsplash, newer stainless steel appliances including gas stove, recessed lighting and views to the private backyard. The spacious living room with a cozy fireplace features a mantel, tile surround and an abundance of built-ins. The front living room flows seamlessly into the dining area, making it ideal for everyday living and entertaining. Also on the main floor you will find a convenient den/office, half bathroom and a mud room. Upstairs, the luxurious primary retreat features a large walk-in closet and a spa inspired four piece ensuite with a soaker tub and stand up shower. Two additional bedrooms, a full bathroom, and a convenient upper-level laundry room complete the upper level. The finished basement adds even more versatility with a family room, large fourth bedroom, full 3pc bathroom, and a spacious storage room with double barn doors. Additional features include a large front porch perfect for your morning coffee, large back deck, paved side area of the garage for garbage bins and fully landscaped and fenced yard. Located within walking distance to Bow Valley High School, parks, athletic fields,

and the scenic Bow River pathway system, this incredible home offers the perfect balance of comfort, convenience, and community living in one of Cochrane's most desirable neighbourhoods. With quick access to the mountains or downtown accessed by Hwy 22 or a short 5 min drive into Cochrane over the Jack Tenant Bridge to the SLS Centre, new Co-op and amenities of town. Book a showing today!