



**218 River Heights Green  
Cochrane, Alberta**

**MLS # A2318018**



**\$589,900**

<b>Division:</b>	River Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,510 sq.ft.	<b>Age:</b>	2014 (12 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, City Lot, Dog Run Fenced In, Few Trees, Front Yard,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)

**Inclusions:** Garage bench and upper cabinets, garage refrigerator

Welcome TO 218 River Heights Green! This beautifully maintained home offers over 1,500sqft above grade, exceptional curb appeal, and a welcoming front porch that sets the tone from the moment you arrive. Located in the highly sought-after community of River Heights, this move-in-ready home combines thoughtful upgrades, functional living spaces, and an incredible outdoor setup. Step inside to an inviting open-concept floor plan featuring 9’ ceilings, hardwood flooring and an abundance of natural light throughout the main level. The spacious living room is centred around a cozy gas fireplace with tile surround, creating the perfect gathering space for family and friends. The adjacent dining area flows seamlessly into the kitchen, making entertaining effortless. The well-appointed kitchen offers plenty of cabinetry and workspace, stainless steel appliances, including an induction stove, a large pantry, and under-cabinet lighting for added style and functionality. Upstairs, you'll find a generous primary bedroom complete with a walk-in closet and 4pc en suite. Two additional bedrooms, a full 4pc bathroom, and convenient upper-level laundry complete the upper floor. The undeveloped basement provides endless opportunities to customize the space to suit your needs. With a bathroom rough-in already in place and a window suitable for a future bedroom, it offers excellent potential to add value and additional living space. Outside, you'll love the fully fenced and landscaped backyard, featuring a large south-facing deck that's perfect for summer BBQs and relaxing in the sunshine. Pet owners will appreciate the dedicated dog run, while hobbyists and DIY enthusiasts will be impressed by the oversized 21' x 25' double detached garage, complete with a workbench and cabinetry. The home is further enhanced with permanent exterior lighting, providing year-round

curb appeal and customizable lighting for every season and occasion. Located in one of Cochrane's most desirable family-friendly communities, this home is close to parks, pathways, schools, shopping, and offers quick access to Calgary and the mountains. Whether you're enjoying the nearby river pathways or the vibrant amenities Cochrane has to offer, you'll love calling River Heights home. This is an outstanding opportunity to own a well-cared-for home in an exceptional location. Book your private showing today!