



**GRASSROOTS**  
REALTY GROUP

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**638 River Heights Crescent  
Cochrane, Alberta**

**MLS # A2318374**



**\$499,900**

<b>Division:</b>	River Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,303 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

\*\*\*OPEN HOUSE JUNE 13, 1 to 4 P.M.\*\*\* NO ONE BEHIND | NO CONDO FEES | SNGL GARAGE Welcome home to 638 River Heights Crescent. This semi-detached home backs onto trees and features 3 bedrooms, 2.5 bathrooms, a single-car garage, hardwood floors, and an open, functional floor plan. A 2-piece bath is conveniently located as you enter the home, while the kitchen/dining area and living room with a gas fireplace is situated toward the back of the home and overlooking trees with no development behind. The upper level features three bedrooms, including the primary with a walk-in closet and a 4-piece ensuite. Located near the high school, shopping, and Spray Lakes Family Sports Centre, this home is a great investment and allows new owners to finish the basement as they wish, if they choose.