



**27 River Heights Crescent
Cochrane, Alberta**

MLS # A2318941



\$615,000

Division:	River Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,588 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Lan		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Recessed Lighting		

Inclusions: Hot Tub Negotiable

OPEN HOUSE JUNE 13 2PM TO 4PM Welcome to this beautifully maintained two-storey home offering the perfect blend of comfort, functionality, and outdoor enjoyment. The main floor features a bright and inviting open-concept layout designed for both everyday living and entertaining. The spacious living room flows seamlessly into the dining area and well-appointed kitchen, creating a warm and welcoming atmosphere for family and friends. A dedicated main-floor office provides the ideal space for working from home, studying, or managing household tasks, while a convenient two-piece bathroom completes the level. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat complete with its own private ensuite. Two additional bedrooms and a full four-piece bathroom provide plenty of space for growing families or guests. The fully finished basement expands your living space with a large recreation room perfect for movie nights, games, or a home gym. An additional bedroom and full bathroom make this level ideal for guests, teenagers, or extended family. The laundry room and utility area offer added convenience and storage. Outside, you'll love the private backyard oasis designed for year-round enjoyment. The outdoors space is designed to accommodate a relaxing hot tub, after a long day, entertain guests on the patio, or enjoy the ample outdoor space for children and pets to play. The detached double garage provides secure parking and additional storage for vehicles, tools, and recreational equipment. Ideally located close to parks, playgrounds, schools, shopping, restaurants, and everyday amenities, this home offers exceptional convenience for families and professionals alike. With easy access to major roadways and nearby walking paths, you'll enjoy both the comfort of a quiet residential setting and the

convenience of having everything you need just minutes away. This move-in-ready home offers the perfect combination of indoor comfort, outdoor living, and an excellent location—making it a fantastic opportunity for its next owners.