



GRASSROOTS

REALTY GROUP

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**114 River Heights Green
Cochrane, Alberta**

MLS # A2319574



\$699,777

Division:	River Song		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,876 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Quartz Counters, See Remarks		

Inclusions: garden shed, garage shelving and tire racks, kitchen stools

This home has it all……LOCATION, CONDITION & MANY EXTRAS! Over 2586 sq.ft. of developed living space. \$40,000 energy efficient solar system (get cash back) with EV charger, triple pane windows. This home is open and airy with 9ft ceilings on the main. Upgraded kitchen appliances Bosch dishwasher, Frigidaire induction oven and quartz countertops. Fully developed down with a 4th bedroom, 3 pce bathroom, family/rec room and heated flooring. Large primary bedroom with decadent 5pce ensuite. Central upstairs bonus room and 2 more good size bedrooms. Situated on a large south facing rear pie lot. Beautifully landscaped with raspberries and saskatoon bushes. Two decks with patio doors, Gouly exterior LED lighting run via an app. Well located and close to schools, playgrounds and SLS Sport Centre. Short commute to Calgary, approx 25 minutes.