



**49 River Heights Drive NW
Cochrane, Alberta**

MLS # A2325827



\$529,900

Division:	The Willows		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,436 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained 3 BEDROOM, 2.5 BATHROOM home, offering a bright OPEN CONCEPT LAYOUT designed for comfortable everyday living. The stylish kitchen features QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, a CENTRAL ISLAND, and ample cabinet space, flowing seamlessly into the dining and living areas. The main floor is finished with LUXURY VINYL PLANK FLOORING, creating a warm and modern feel throughout. Unwind in the SOUTH FACING BACKYARD, perfect for relaxing, entertaining, or enjoying sunny summer evenings. Upstairs, the SPACIOUS PRIMARY BEDROOM offers a WALK-IN CLOSET and PRIVATE ENSUITE, while two additional bedrooms, a full bathroom providing the ideal layout for families, guests, or a home office. The basement offers endless possibilities to create the space you've always wanted, whether it's a recreation room, home gym, office, or additional bedroom. Located just steps from SCENIC WALKING PATHS, PARKS, PLAYGROUNDS, and PONDS, this home is within walking distance of BOW VALLEY HIGH SCHOOL and close to additional public and Catholic schools, shopping, restaurants, and downtown Cochrane. With QUICK ACCESS TO CALGARY and the MOUNTAINS this home offers the perfect balance of small town living and everyday convenience. Combining quality finishes, a functional layout, and an unbeatable location, this home is ready to welcome its next owners.