



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

199 River Heights Crescent Cochrane, Alberta

MLS # A2327415



\$585,000

Division:	River Song		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,729 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Garage Shelving, Hot Tub		

If you've been looking for a home with room to grow and a yard that feels like an escape, this one deserves a look. Walking in, you'll notice the high ceilings and a functional foyer that leads into an open concept main floor. The kitchen is a great space to cook in, with a large living room and dining area close by. You'll notice custom interior shutters and upgraded lighting throughout, plus hardwood flooring on the main level. Main floor laundry (with a brand new laundry set!) sits near the back door, and there's a half bath tucked off the front foyer. The primary bedroom is a great size and has a 5pc ensuite, including a corner soaker tub, separate shower and separate vanities, so no fighting over space. Upstairs you'll also find two generous sized bedrooms and full 4 pc bath with built ins and an oversized vanity. The basement has 9' ceilings, and is unfinished with some framing and electrical already started, ready for you to make it your own. At 1,730 sq ft above ground, this is one of the largest landed home floor plans in the area. The real highlight is the yard and the oversized heated garage. Mature trees, a covered front porch, a back deck, a hot tub, and a brick patio with a cedar pergola make this a great spot to relax outside. An underground sprinkler system keeps it all green with little effort. The 24 x 20 garage is insulated and heated, with 6 foot pony walls and a high peak that gives you a 12 x 20 loft with 6 foot ceilings, perfect for storage or a kids play space. It also comes with 240v power and a 220 plug, ready for an EV charger or a welder, whatever you need. The home and yard are full of thoughtful details and this is priced to sell. Located in the vibrant and sought-after community of Cochrane, with easy access to Calgary and all your mountain adventures, you'll love the scenic pathways, Bow River, charming downtown, an amazing sportsplex, and a

local ice cream stop that's hard to beat. Steps to schools, park, and playgrounds, this is a home that you don't want to miss out on!!