



GRASSROOTS
REALTY GROUP

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14 River Heights Crescent Cochrane, Alberta

MLS # A2330296



\$483,000

Division:	River Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,314 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Soaking Tub, Vinyl Windows		

Inclusions: garage remote(s), electric range, window coverings all, Big shelves in garage, garden boxe(s), rain barrel

**** OPEN HOUSE, Sunday July 26th 1-3 PM **.** Welcome to this beautifully maintained duplex in the desirable community of River Song, offering the perfect blend of comfort, functionality, and convenience with no condo fees. Ideally located with quick access to both Cochrane and Calgary, this home is perfectly suited for families, first time buyers, or anyone looking for low maintenance living in a vibrant neighbourhood. Step inside to a spacious tiled foyer that leads into a thoughtfully designed main floor. The bright U-shaped kitchen offers an abundance of cabinetry and workspace, making meal preparation and entertaining a breeze. Adjacent to the kitchen, the dining area opens directly onto the back deck, overlooking a fully landscaped yard complete with raised garden boxes an ideal space to relax, barbecue, or enjoy the outdoors. The inviting living room features plush carpeting, creating a warm and comfortable setting for everyday living. Upstairs, a versatile open to below loft provides the perfect space for a home office, study area, or reading nook. Three generously sized bedrooms offer plenty of room for the whole family, while the spacious main bathroom features a deep soaker tub, a walk in glass shower, and convenient dual access from the primary bedroom, creating a practical semi ensuite layout. The unfinished basement is ready for your personal touch, complete with a bathroom rough in and ample storage space, providing endless possibilities for future development. Additional highlights include a single attached garage, driveway parking and all appliances included. Located just steps from parks, playgrounds, and scenic pathways, this home is also within close proximity to excellent schools, including K–8 schools in Fireside and a high school within walking distance. Combining an exceptional location, a functional floor plan, and room to

grow, this is an outstanding opportunity to enjoy everything this welcoming community has to offer. Book your private showing today and discover why River Song continues to be one of Cochrane's most sought after neighbourhoods.