



**GRASSROOTS**  
REALTY GROUP

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**790 River Heights Crescent  
Cochrane, Alberta**

**MLS # A2331274**

**\$497,900**



|                  |                                        |               |                   |
|------------------|----------------------------------------|---------------|-------------------|
| <b>Division:</b> | River Song                             |               |                   |
| <b>Type:</b>     | Residential/Duplex                     |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side        |               |                   |
| <b>Size:</b>     | 1,563 sq.ft.                           | <b>Age:</b>   | 2009 (17 yrs old) |
| <b>Beds:</b>     | 3                                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached                 |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                              |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Street Lighting |               |                   |

|                    |                                                                                                                                           |                   |      |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                                                                       | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                           | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                                      | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                                                  | <b>Zoning:</b>    | R-MX |
| <b>Foundation:</b> | Poured Concrete                                                                                                                           | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | N/A                                                                                                                                       |                   |      |

Enjoy more space! Step into 790 River Heights Crescent &mdash; a Spacious Semi-detached home, in the Premier Master-Planned community of RIVER SONG. This 3-bedroom, 2.5-bathroom home offers a Spacious, Open-Concept layout. The kitchen includes stainless steel appliances, a large Island, and a convenient and Spacious walk-in Pantry. Enjoy the newer LUXURY VINYL Plank Floors, with newer, comforting carpet upstairs. The Primary Bedroom includes a 4-PIECE PRIVATE ENSUITE (includes soaker tub and separate shower), walk-in closet, and the space to Relax. Two additional bedrooms (includes a walk-in closet) and full bath finish the upstairs. The basement provides a great opportunity to customize your entire living space - includes a BRAND-NEW WASHER and rough-in plumbing. SINGLE ATTACHED GARAGE with NO CONDO FEES and a SPACIOUS YARD. Ideally positioned south of the Bow River, enjoy easy and convenient access to Highways 22/1 (ideal for commuters). Steps from groceries, parks, playgrounds, schools, Bow River and the SLS Recreation Centre - Enjoy RIVERSONG Living at its Best!