



GRASSROOTS
REALTY GROUP

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150 River Heights Crescent Cochrane, Alberta

MLS # A2331327



\$479,000

Division:	River Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,436 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, High Ceilings, Open Floorplan, Pantry		

Inclusions: All Window Coverings, All Lighting Fixtures Attached, BBQ Gas Line

Welcome to 150 River Heights Crescent in the heart of Cochrane, where comfort, convenience, and community come together. Backing directly onto a SCHOOL with NO NEIGHBOURS BEHIND, offering 3 BEDROOMS and the perfect blend of privacy and family friendly living in a DESIRABLE LOCATION. Step inside to discover a bright and inviting main floor featuring a functional U SHAPED KITCHEN complete with AMPLE CABINETRY. The open living space is designed for everyday comfort with a cozy ELECTRIC FIREPLACE that creates a warm and welcoming atmosphere. Enjoy summer evenings on the REAR DECK with a BBQ GAS LINE, ideal for entertaining or simply relaxing while overlooking the open space. With no rear neighbours, you'll love the added sense of privacy. Important updates provide peace of mind, including a NEW FURNACE (2026), HOT WATER TANK (2024), and NEW GARAGE DOOR OPENER (2025). The FULL APPLIANCE PACKAGE includes a FRENCH DOOR FRIDGE and STOVE (2025), DISHWASHER (2023), and MICROWAVE (2024). Additional highlights include CENTRAL VAC, LAUNDRY, and an UNDEVELOPED LOWER LEVEL ready for your future vision and customization. Located in a family friendly community close to parks, pathways, schools, and everyday amenities, this is an excellent opportunity to enjoy the lifestyle Cochrane is known for.