



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

218 River Heights Green Cochrane, Alberta

MLS # A2331573

\$585,000



Division:	River Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,510 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, Dog Run Fenced In, Few Trees, Front Yard,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	Garage bench and upper cabinets, garage refrigerator		

Welcome to 218 River Heights Green, a beautifully maintained home offering over 1,500 sq. ft. of thoughtfully designed living space above grade in the sought-after community of River Heights. From its exceptional curb appeal and inviting front porch to its functional layout and impressive outdoor living space, this move-in-ready home is sure to impress. Step inside to a bright, open-concept main floor featuring 9' ceilings, rich hardwood flooring, and an abundance of natural light. The spacious living room is anchored by a cozy gas fireplace with a tile surround, creating the perfect place to relax or entertain. The adjoining dining area flows seamlessly into the well-appointed kitchen, complete with stainless steel appliances, an induction stove, ample cabinetry and counter space, a large pantry, and under-cabinet lighting for both style and convenience. Upstairs, the spacious primary retreat features a walk-in closet and a private 4-piece ensuite. Two additional bedrooms, another full 4-piece bathroom, and the convenience of upper-floor laundry complete the second level. The unfinished basement is ready for your personal touch, offering endless possibilities for future development. With a bathroom rough-in already in place and a window suitable for an additional bedroom, it's an excellent opportunity to expand your living space and add future value. Outside, enjoy a fully landscaped and fenced south-facing backyard designed for outdoor living. The large deck is perfect for summer BBQs, entertaining, or simply relaxing in the sun. Pet owners will appreciate the dedicated dog run, while the oversized 21' x 25' double detached garage offers exceptional space for vehicles, storage, or hobbies, complete with built-in cabinetry and a workbench. Permanent exterior lighting adds year-round curb appeal and allows you to customize the home's appearance for holidays

and special occasions. Located in one of Cochrane's most desirable family-friendly communities, River Heights offers easy access to parks, playgrounds, scenic pathways, schools, shopping, and all the amenities Cochrane has to offer, with convenient access to both Calgary and the Rocky Mountains. Pride of ownership is evident throughout this exceptional home. Don't miss your opportunity to make 218 River Heights Green your next home—book your private showing today!