



GRASSROOTS
REALTY GROUP

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**406 River Heights Crescent
Cochrane, Alberta**

MLS # A2333133



\$485,000

Division:	River Song		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,558 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, No Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: TV mount

Nestled in one of Cochrane's most coveted, nature-infused communities, this stunning 2-storey semi-detached home perfectly balances functional design, stylish finishes, and an outdoor lover's paradise. Step inside to discover a bright, open-concept main floor finished with rich hardwood flooring throughout. At the heart of the home is a chef-inspired central kitchen featuring sleek stone countertops, a gas cooktop, a spacious island with seating, and a large walk-in pantry that ensures ample storage. The kitchen seamlessly overlooks both the expansive living room and the dedicated dining area, making daily living and entertaining an absolute breeze. Step through the dining room's sliding patio doors onto your sunny, south-facing deck to enjoy seamless indoor-outdoor living. A convenient 2-piece powder room completes the main level. Upstairs, the thoughtfully designed floor plan optimizes privacy and space. The spacious primary suite is tucked away on its own side of the upper level, offering a serene retreat complete with a huge walk-in closet and a luxurious 4-piece ensuite equipped with a double vanity and a sleek stand-up shower. At the front of the home, you'll find two additional good-sized bedrooms—ideal for children, guests, or a dedicated home office—served by their own 4-piece bath. Dedicated upper-level laundry brings maximum convenience to your everyday routine. The full, unfinished basement is a blank canvas awaiting your personal design ideas—whether you envision a home gym, media room, extra bedroom, or ultimate rec space. Outside, the south-facing backyard is built for year-round enjoyment. Unwind or host friends on the large deck, gather around the cozy firepit on crisp Alberta evenings, and take advantage of the custom dog run designed for your furry companions.

Living in River Song means embracing a lifestyle surrounded by natural beauty and urban convenience. Enjoy over 19 km of picturesque pathways along the Bow River and a 100-acre nature reserve right outside your door. You are just moments from the Spray Lakes Sawmills Centre, Bow Valley High School, local dog parks, and Cochrane's historic downtown with its charming local shops, breweries, and iconic MacKay's Ice Cream. Plus, with quick access to Highway 22 and 1A, commuting to Calgary or escaping to Kananaskis and Banff for weekend mountain adventures couldn't be easier. Don't miss your opportunity to own this incredible property in River Song—schedule your private tour today!