



GRASSROOTS
REALTY GROUP

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**49 River Heights Drive
Cochrane, Alberta**

MLS # A2334917



\$454,900

Division:	The Willows		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,431 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Walk-In Closet(s)		

Inclusions: Brown shelving in living room under TV

2021 Build | DOUBLE DETACHED GARAGE | QUICK POSSESSION | FULLY LANDSCAPED & FENCED | Welcome home to 49 River Heights Drive, a sun-drenched 3-bedroom, 2.5-bathroom sanctuary nestled in the highly desirable Cochrane community of The Willows. Designed for effortless living and entertaining, the main level features a bright, seamless open-concept flow connecting a cozy living area to a Sleek and functional kitchen complete with crisp white cabinetry, stainless steel appliances, and a central island with seating. Step out from the dining area onto your private deck to enjoy the beautifully landscaped backyard and easy access to the rear detached double garage. Upstairs, the spacious primary suite serves as a true retreat with a generous walk-in closet and 4-piece ensuite, accompanied by two additional bedrooms and another full 4-piece bath. An unfinished basement offers an endless blank canvas for a future rec room, home gym, or extra living space. Ideally situated within walking distance to Bow Valley High School and moments from local dining, medical services, the SLS Centre, and Highway 22, this turn-key property delivers the ultimate blend of Cochrane charm and modern convenience.