



GRASSROOTS
REALTY GROUP

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**562 River Heights Crescent
Cochrane, Alberta**

MLS # A2335062

\$517,000



Division:	River Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,543 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	In Garage Electric Vehicle Charging Station(s), Parking Pad, Single Garage A		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Vinyl Siding, Wood Siding	Zoning:	residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully cared for semi detached home in the sought after community of River Song, offering nearly 2,000 square feet of thoughtfully designed living space. With four bedrooms, three and a half bathrooms, and a professionally developed basement completed, this move-in-ready property offers the perfect blend of style, functionality, and comfort. The bright and inviting main floor is ideal for everyday living and entertaining, featuring a well-appointed kitchen complete with quality finishes throughout. Hunter Douglas window coverings enhance every room, while central air conditioning keeps the home comfortable through the warm summer months. Upstairs, you'll find spacious bedrooms and well designed bathrooms, providing plenty of room for families or guests. The fully finished lower level expands the living space with an additional bedroom, full bathroom, and versatile recreation area. The attached single garage is a standout feature, equipped with a very quiet Chamberlain garage door opener, a 60-amp electrical sub-panel, a 220-volt heater, and an EV charging outlet, perfect for today's electric vehicle owner or future proofing your investment. Step outside to enjoy the generous rear deck, an ideal space for relaxing or entertaining. Exceptionally maintained, this home offers outstanding value in one of Cochrane's most desirable neighbourhoods. If you've been searching for a turnkey property, this is one you won't want to miss. Schedule your private showing today.