



GRASSROOTS
REALTY GROUP

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**182 River Heights Drive
Cochrane, Alberta**

MLS # A2339017

\$489,900

Division:	Rivercrest		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,621 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: Window Coverings

Welcome to this contemporary, like new home in Rivercrest Cochrane, where modern style meets effortless family living. And just steps to the new school location in Rivercrest and the established Bow Valley High School. A sunny south facing front fenced and landscaped patio creates a welcoming first impression and offers the perfect spot to enjoy your morning coffee, enjoy a fire in the evening or watch the kids play out front. Step inside to a bright, thoughtfully designed interior featuring 9' ceilings with modern finishes throughout. The front flex room provides valuable versatility, making an ideal home office, study space or playroom, while the open concept main floor offers a wonderful balance of connection and defined spaces. The spacious living room is warm and inviting with easy access to the rear deck, creating the perfect setting for summer barbecues and evenings outdoors. The dining area sits conveniently between the living room and kitchen, making family meals and entertaining effortless. The stylish kitchen features quartz countertops, stainless steel appliances, a timeless subway tile backsplash, central island with seating and a pantry for added storage, while a convenient powder room completes the main level. Upstairs, the generous hallway landing offers additional flexibility with plenty of room for a cozy reading nook, homework station or workspace. The spacious primary bedroom is a true retreat, complete with a walk-in closet and sleek ensuite featuring dual sinks and an oversized shower. Two additional bedrooms share a well appointed four piece bathroom, and the upper-level laundry room adds everyday convenience. The walkout basement is ready for your future development ideas and opens directly onto the fenced backyard, where kids and pets can enjoy the grassy lawn, while the back entrance has stairs to the yard creating a seamless

indoor-outdoor connection. A rear parking pad accommodates two vehicles. Located in desirable Rivercrest you'll be minutes from schools, playgrounds, shopping, Cochrane's extensive pathway network and countless outdoor amenities. Offering modern finishes, versatile living spaces and a fantastic family-friendly location, this is a home designed to make everyday living feel easy.