



GRASSROOTS
REALTY GROUP

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**417 River Heights Drive
Cochrane, Alberta**

MLS # A2340315



\$649,000

Division:	River Song		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,208 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating: High Efficiency, Forced Air

Floors: Carpet, Laminate, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: Curtains & Rods

****OPEN HOUSE Saturday Sept 26th 1:00pm - 4:00pm**.** Welcome to this well-maintained 2-storey detached home in the sought-after community of River Song in Cochrane. Offering a functional layout with 3 bedrooms, 2.5 bathrooms, a main floor office, and a spacious upper-level bonus room, this home provides plenty of room for both everyday living and entertaining. Recent updates throughout the main level give the home a fresh, modern feel, including brand-new laminate flooring and fresh paint. The kitchen features granite countertops along with newer appliances, including a refrigerator and stove that are approximately one year old and a dishwasher that is only three months old. Upstairs, the large bonus room provides additional flexible living space, while three bedrooms offer comfortable accommodations for the family. The primary bedroom serves as a private retreat with a walk-in closet and a 5-piece ensuite, which has been enhanced with a new tub. Both upper-level bathrooms also feature brand-new vinyl flooring. This home is equipped with an impressive range of technology, entertainment, and security features. Wiring throughout the home provides sound and intercom capabilities, while a professionally wired CCTV system and 46-point alarm system offer added security. A high-efficiency furnace provides efficient everyday comfort. Step outside to enjoy the private outdoor space, featuring a deck and patio with pergola. Whether you're enjoying your morning coffee, hosting friends and family, or relaxing on a summer evening, this backyard offers a great extension of the home's living space. Completing the property is excellent curb appeal, a front driveway, and a double attached garage. With fresh paint, new flooring, updated bathrooms, newer appliances, a generous bonus room, main floor office, and extensive sound, intercom, and

security infrastructure, this River Song home is move-in ready and offers a combination of comfort, functionality, and value.