



GRASSROOTS
REALTY GROUP

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84 River Heights View Cochrane, Alberta

MLS # A2340902



\$690,000

Division:	River Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,268 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Underground S		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 367
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		
Inclusions:	NA		

Welcome home to this Adult Living Community situated in a private setting of Cochrane. Bungalow style villa with double attached garage and FULLY FINISHED is just over 2000 sq ft of living space. Backing onto Greenspace gives it a nice private feel. Inside on main is a Den, Open floor plan Kitchen/Living Room. Kitchen comes with SS appliances, Granite counters, and island with seating for 2 plus an ample dining area. Entrance to the back deck makes it convenient for BBQing or that morning coffee enjoying the sunrise. The Living Room has a gas fireplace and large Bay window letting in plenty of natural light. There is a 1/2 bath on this level for guests which also doubles as the laundry room. Main floor Master Bedroom with 4 pce ensuite and his & hers closets is perfect for one level living. With the Fully Finished Lower level that, extra space is available when family and guests arrive. There is a 2nd bedroom, 4 pce bath and LARGE Family Room for all your entertainment needs. Easy access to Highway 22 and out to Banff or into Calgary. View this property today and live here tomorrow.