



**GRASSROOTS**  
REALTY GROUP

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**590 River Heights Crescent  
Cochrane, Alberta**

**MLS # A2343536**



**\$549,900**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | River Song                                                               |               |                   |
| <b>Type:</b>     | Residential/Duplex                                                       |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                                          |               |                   |
| <b>Size:</b>     | 1,702 sq.ft.                                                             | <b>Age:</b>   | 2012 (14 yrs old) |
| <b>Beds:</b>     | 4                                                                        | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached                                                   |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Corner Lot, Lawn, Level, No Neighbours Beh |               |                   |

|                    |                                                                                                     |                   |      |
|--------------------|-----------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                             | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                      | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                     | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                            | <b>Zoning:</b>    | R-MX |
| <b>Foundation:</b> | Poured Concrete                                                                                     | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound |                   |      |

**Inclusions:** None

Welcome to a truly exceptional family home, perfectly positioned on a quiet corner lot with no rear neighbours and just steps from kilometres of scenic pathways winding throughout Cochrane's south side. Offering the ideal blend of modern style, thoughtful upgrades, and an unbeatable location, this move-in-ready home is designed to impress from the moment you arrive. Inside, a spacious and welcoming foyer creates the perfect first impression, with convenient access to the attached garage and a thoughtfully located powder room. Rich finishes and custom touches are showcased throughout, including custom window coverings, stylish accent lighting, and central air conditioning to keep you comfortable all summer long. The heart of the home is the stunning kitchen, where sleek wood-toned flat-panel cabinetry, stainless steel appliances, abundant storage, and a dedicated coffee bar come together to create a space that is as beautiful as it is functional. Whether you're preparing family meals or entertaining guests, this kitchen is designed for everyday living. The bright and airy living room is flooded with natural light thanks to the home's corner-lot location, with windows wrapping the space and creating a warm, inviting atmosphere. Step outside to discover an oversized backyard oasis featuring mature trees, plenty of room for children and pets to play, and the privacy of having no neighbours behind. Upstairs, a spacious bonus room provides the perfect place for movie nights, a children's play area, or a second family gathering space. Two additional bedrooms and a full 4-piece bathroom offer flexibility for growing families, while the generous primary retreat provides a peaceful escape at the end of the day. Complete with a walk-through closet and private ensuite, it's a space designed for comfort and relaxation. The fully finished lower level adds even more

versatility, offering endless possibilities as a recreation room, family room, home office, fitness studio, wellness space, or hobby area. A fourth bedroom and a beautifully appointed three-piece bathroom make this level ideal for guests, teens, or multi-generational living. Located in the sought-after community of River Heights, you'll enjoy the perfect balance of nature and convenience. With quick access to Highway 22, Cochrane's vibrant downtown amenities, the nearby Bow River pathways, and the Spray Lakes Sawmills Family Sports Centre, outdoor adventure and everyday essentials are always within easy reach. Rarely do homes offer this combination of location, privacy, outdoor space, thoughtful upgrades, and flexible living areas. Beautifully maintained and completely move-in ready, this is more than a house—it's a place where memories are made and your next chapter begins. Welcome home!