



GRASSROOTS
REALTY GROUP

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**6, 20 River Heights View
Cochrane, Alberta**

MLS # A2349399

\$385,000

Division:	River Heights		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	905 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	See Remarks, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Level		

Heating:	Boiler, In Floor	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 658
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	None		

Welcome Home to this End Unit in River Heights Garden Residences with a 55+ age restriction. Perfect location for a safe, quiet and hassle-free lifestyle. This wheelchair accessible home, all on the ground level Welcomes you Home with a glassed in 5' patio across the front for relaxing or BBQing.. Vaulted ceiling greets you upon entry and opens to the brightly lit main living area with gleaming laminate flooring & louvered shutters on the front window. The Kitchen is modern with a breakfast bar, granite countertops, Stainless Appliances and plenty of cupboard space augmented with a pantry for food and small appliance storage. The bright & cheerful Primary bedroom is spacious with a 3pc ensuite, oversized walk in shower and a walk-in closet. A bright den provides flexibility as a guest room, office or craft room with an adjoining laundry area. A convenient 2pc bath for visitors provides a bit more storage space with a small closet. This unit features an air exchange system for fresh filtered air all year long with a single zone 12,000 BTU built in Air Conditioner. Stay cool on those hot summer days with the Retractable 9' x 7' Rainier 80% block mesh remote controlled power screen (2 remotes) to allow air flow through the garage while keeping the bugs out. A deep single car garage with entryway to the house provides extra storage room plus an enclosed 35 sq ft room at the back. Enjoy a community with a hassle free and low maintenance lifestyle close to Highway 22, steps to St. Mary's church and one block from the COLT bus stop. Close to walking trails throughout the River Heights subdivision.