



GRASSROOTS
REALTY GROUP

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**88 River Heights Boulevard
Cochrane, Alberta**

MLS # A2351390

\$519,900

Division:	River Song		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,285 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry		

Inclusions: 2 blue basement shelving units

Welcome to this inviting detached home in Cochrane's desirable River Song community! The open-concept main floor offers a spacious, functional front kitchen with abundant cabinetry and counter space, a pantry, large breakfast bar peninsula and stainless steel appliances. The bright living and dining areas feature a generous rear-facing window that fills the space with natural light, complemented by hardwood and tile flooring throughout. A convenient two-piece powder room and rear porch complete the main level. Upstairs, you'll find three bedrooms, including a primary suite with an ensuite and double closets. Two additional front bedrooms offer flexible space for children, guests or a home office. The partially developed basement provides a head start on future living space. Completed recreation room or kids' play area, plus an newly finished two-piece bathroom. Enjoy sunny summer afternoons in the south-facing backyard, complete with a deck off the rear porch, gas line for your BBQ, fully fenced yard and dedicated dog run. Located in River Song, a Cochrane community known for its natural surroundings, scenic walking paths and access to the Bow River, this home offers a wonderful balance of comfort, functionality and outdoor living.