



GRASSROOTS
REALTY GROUP

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**2, 20 River Heights View
Cochrane, Alberta**

MLS # A2352056

\$375,000

Division:	River Heights		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	964 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot		

Heating:	Boiler, In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 659
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome home to River Heights Garden Residences, a 55+ community, where comfort, convenience, and connection come together. Thoughtfully designed with single-level living in mind, this beautifully maintained bungalow-style townhouse offers the perfect opportunity to downsize without sacrificing space, style, or functionality. Step through the front door and you'll immediately be welcomed by soaring vaulted ceilings and an abundance of natural light pouring through the stunning arched window. The bright, open-concept layout creates an inviting atmosphere that feels both spacious and comfortable, while the contemporary finishes provide a timeless backdrop for any decor. At the heart of the home, the kitchen is designed for both everyday living and effortless entertaining. Featuring granite countertops, stainless steel appliances, a pantry, and crisp white cabinetry, it offers plenty of workspace and storage while remaining connected to the dining and living areas. Whether you're hosting family for the holidays or enjoying a quiet morning coffee, the open design keeps everything within easy reach. The living room is warm and welcoming, highlighted by a modern electric fireplace and large windows that fill the space with natural light. Just off the main living area, a private side patio provides the perfect place to enjoy a summer afternoon, tend to a few flowers, or simply relax with a good book. The spacious primary bedroom offers room for your full bedroom suite and features a generous walk-in closet along with convenient access to the beautifully appointed full bathroom, complete with a newer walk-in shower. A bright den with a skylight offers incredible flexibility, making it ideal as a home office, craft room, reading retreat, or space for visiting guests. A convenient two-piece powder room with additional storage adds further functionality for both

homeowners and visitors alike. An attached single garage with direct access to the home, along with a dedicated laundry room, makes everyday tasks simple and convenient, while the low-maintenance lifestyle allows you to spend more time enjoying everything the community and surrounding area have to offer. Located close to scenic walking paths, the Bow River, shopping, dining, and essential amenities, this move-in ready home offers the perfect balance of independence, community, and carefree living. If you've been searching for a place that feels like home the moment you walk through the door, this may be the one you've been waiting for.