



GRASSROOTS
REALTY GROUP

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**403 River Heights Crescent
Cochrane, Alberta**

MLS # A2352909

\$549,998

Division:	River Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,727 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Irregular Lot, Landscaped, Lawn, Level, L		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

A CHARMING COVERED FRONT PORCH, a LARGE CORNER LOT and PARKING GALORE! This inviting two-storey home offers more than meets the eye, with a bright, open-concept layout, a stylish kitchen and plenty of room to grow. The main floor brings everyone together, with the kitchen, dining area and living room flowing seamlessly into one another. Rich dark cabinetry, QUARTZ COUNTERTOPS, a large island with an eating bar and stainless steel appliances make the kitchen both so inviting, while the STONE-SURROUND FIREPLACE adds warmth and character to the living room. Nine-foot ceilings, laminate flooring, main-floor laundry and a convenient two-piece bathroom round out this well-designed space. Upstairs, you'll find THREE GENEROUSLY SIZED BEDROOMS, including a spacious primary retreat with a WALK-IN CLOSET and FIVE-PIECE ENSUITE. The built-in speaker system extends throughout the home and onto the large rear deck, making it easy to set the mood for everything from quiet evenings to summer get-togethers. Outside, the OVERSIZED CORNER LOT offers extra space to enjoy, while the generous parking area provides room for multiple vehicles and POTENTIAL FOR A FUTURE DOUBLE DETACHED GARAGE. The UNDEVELOPED BASEMENT is ready for your ideas, whether you need a rec room, home gym or additional living space down the road. This home also features CENTRAL AC for those warm summer nights! With its welcoming curb appeal, functional layout and room to make it your own, this is a home worth a closer look!