

298 River Heights Crescent Cochrane, Alberta

MLS # A2252157



\$510,000

Division:	River Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,546 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Driveway, Enclosed, Front Drive, Garage Door Opener, Garage Faces Front,		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

Beautiful semi-detached home situated in the sought after community of River Heights offering 1,896 SF of developed living space with 3+2 bedrooms, 2.5 bathrooms plus a bonus room. The bright and open main floor greets you into a large tiled foyer with seamless transition into the main living area with hardwood flooring throughout and a well equipped kitchen featuring quartz countertops, center island with eating bar, stainless steel appliances and a walk-in pantry. The dining area gives access to the SOUTH facing deck and living room enjoys backyard views. A powder room completes this level. Upstairs you will find a generously scaled bonus room, primary suite with a walk-in closet and 4 piece bathroom and 2 additional guest rooms which share a 4 piece bathroom. The basement expands your living space with 2 more bedrooms (or home office), laundry room and an abundance of storage. Don't overlook the OVER-SIZED attached single garage (24'x13') and spacious, fully fenced backyard. Ideally located within walking distance to parks, schools and minutes to an array of amenities. Nothing to do but move in!