

**417 River Heights Drive
Cochrane, Alberta**

MLS # A2340315



\$629,900

Division:	River Song		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,208 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Curtains & Rods

****OPEN HOUSE Saturday Oct 17 1:00pm - 4:00pm**.** Welcome to this inviting, well-cared-for 2-storey detached home in the desirable community of River Song in Cochrane! Thoughtfully designed for comfortable family living, this home offers 3 bedrooms, 2.5 bathrooms, a main-floor office, and a generous upper-level bonus room that provides plenty of space to relax, work, and entertain. The main floor has been refreshed with brand-new laminate flooring and fresh paint, creating a clean, modern atmosphere. The kitchen features granite countertops and newer appliances, including a refrigerator and stove approximately one year old, plus a dishwasher replaced just three months ago. Upstairs, you'll find three comfortable bedrooms and a spacious bonus room ideal for movie nights, a play area, or additional family living space. The primary bedroom offers a private retreat complete with a walk-in closet and a 5-piece ensuite featuring a new tub. Both upper-level bathrooms have also been updated with brand-new vinyl flooring. Beyond its functional layout and recent improvements, this home offers an impressive array of technology and security features. Built-in wiring throughout supports sound and intercom capabilities, complemented by a professionally wired CCTV system and a 46-point alarm system. A high-efficiency furnace adds to the home's everyday comfort and efficiency. Enjoy the outdoors in your private backyard, complete with a deck and patio featuring a pergola. It's the perfect setting for morning coffee, summer barbecues, entertaining guests, or simply unwinding at the end of the day. Curb appeal, a front driveway, and a double attached garage complete the package. With fresh updates, flexible living spaces, newer appliances, and extensive sound, intercom, and security infrastructure, this River Song property offers a fantastic blend of comfort,

practicality, and value. A wonderful opportunity to settle into a sought-after Cochrane community!