

485 River Heights Crescent Cochrane, Alberta

MLS # A2352286

\$615,000

Division:	River Song		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,640 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized, Parking Pad, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wired for Sound		
Inclusions:	NA		

This beautifully maintained, move-in ready home complete with Air Conditioning combines thoughtful design, inviting living spaces and an exceptional corner lot in Cochrane's scenic Riversong community. An expansive front porch sets a welcoming tone, with plenty of room to savor your morning coffee or greet neighbors. Inside, 9' ceilings and an open floor plan establish an airy atmosphere, while built-in speakers add to the everyday enjoyment. Culinary inspiration comes naturally in the well-appointed kitchen, where quartz countertops, stainless steel professional appliances, abundant cabinetry and a pantry meet a generous center island with casual breakfast bar seating. Gather for meals in the adjacent dining area, accented by a stylish feature wall and patio doors that connect seamlessly to the upper deck. Adjacent, the comfortable living room invites relaxation around a gas fireplace with a beautiful stone surround, flanked by windows that fill the space with natural light and top-down bottom-up blinds. A front den lends flexibility for a quiet home office, study area or creative retreat, while a convenient powder room completes the main level. The spacious primary bedroom on the upper level feels like a private sanctuary with oversized windows with a partial mountain view and valley view, an elegant feature wall and built-in speakers. Unwind in the luxurious 5-piece ensuite, appointed with dual sinks, a deep soaker tub and separate shower, with a walk-in closet for organized storage. Two additional generously sized bedrooms accommodate family or guests, complemented by a 5-piece bathroom with dual sinks to simplify busy mornings. Upper-level laundry adds another layer of practical convenience. The unfinished walkout basement with 9' ceilings presents exciting possibilities for future development, with direct access to the backyard. Outdoor living is equally

appealing, beginning with an upper deck framed by glass railings, ideal for summer barbecues and relaxing in the fresh air. Below, a partially covered ground-level deck allows a choice of sunshine or shade, overlooking the expansive fenced yard with plenty of room for kids and pets to play. A huge, oversized double detached heated garage with a " door, additional RV parking beside it and a paved back lane round out this impressive property. Mere steps from the Bow River, natural reserve lands, forested areas and a pedestrian bridge connecting to an off-leash park and onward toward downtown, this location encourages exploration in every season. Kilometers of walking and cycling pathways, 2 playgrounds and a landscaped pond further enrich the neighborhood, blending peaceful surroundings with Cochrane's welcoming small-town charm.