

752 River Heights Crescent Cochrane, Alberta

MLS # A2162004



\$574,900

Division:	River Song		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,552 sq.ft.	Age:	2012 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Gentle Sloping, Landscaped, Private, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-

Features: Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Blinds

Welcome home to this beautiful, fully finished walkout home featuring peaceful and serene VALLEY VIEWS! This 2 storey, single attached garage property is located on one of the largest lots on the street and has been professional landscaped to include 2 concrete patios, concrete walkway to the walkout entrance, mature trees and terraced flower beds. This immaculate home has an incredible layout with the perfect amount of living space, offering a finished walkout basement with a wet bar and full bathroom. The wet bar area has a sink, room for a mini fridge, countertop and cabinets for plenty of storage. The basement can easily be used as an illegal suite or a home based business with its own entrance. A newer hot water tank has been installed (6 months old) and its plumbed for central vac if you so choose to add that feature. On the main floor you will find rich hardwood floors, lots of counter and cabinet space in the kitchen, stainless appliances, large pantry, a well appointed dining area and living room, with a conveniently located powder room. The Hunter Douglas window coverings add an elegant touch throughout the home. Enjoy the views from your deck on the warm summer nights. The upper level primary bedroom has an ensuite and sizeable walk-in closet. You will also find 2 more good sized bedrooms plus another full bathroom. There is also a spacious bonus room upstairs to enjoy. Riversong is a family friendly community with easy access to schools, amenities, the rec centre, dog park, walking/bike paths and is perfectly situated for those who need to commute to Calgary or the mountains. Book your private showing!