

111 River Heights Boulevard
Cochrane, Alberta

MLS # A2162714



\$515,000

Division:	River Song		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,280 sq.ft.	Age:	2013 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: ceiling fan, electronic door lock

BRIGHT & AIRY WITH 9' CEILINGS | STAINLESS STEEL APPLIANCES | FULLY FENCED YARD | LARGE ENTERTAINING DECK | CLOSE TO PLAY PARK Welcome to your dream home in Riversong, Cochrane! Located in a quiet, family-friendly neighborhood, this bright and beautiful two-story home is ideal for young families. As you step inside, you'll immediately notice the abundance of natural light flowing through the large windows. The stunning kitchen boasts stainless steel appliances, a sleek modern backsplash, tall shaker-style cabinets, generous counter space, and ample storage to accommodate all your needs. With 9' ceilings, low maintenance laminate flooring, and modern tile accents, the main floor exudes elegance and comfort. Upstairs, the spacious primary bedroom comes complete with a 4-piece en-suite and two closets, along with two additional good-sized bedrooms and another 4-piece main bathroom, perfect for a growing family. The backyard is designed for entertaining, boasting a large deck, fully fenced yard, and a landscaped lawn - ideal for family gatherings. Situated just a few steps from a play park, this move-in ready home is better than new! Take a walk through by clicking the 3D tour icon.