

## 97 River Heights Crescent Cochrane, Alberta

MLS # A2232546



# \$674,000

<b>Division:</b>	River Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,751 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas, Wood, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		

**Inclusions:** Telus SmartHome security system

Beautiful, functional with tons of useable features this home could have everything you're looking for. Step inside to a bright and welcoming main floor with warm wood tones and a layout that feels both spacious and functional. The open-concept kitchen and dining area are made for everyday living and entertaining with plenty of cabinet space, a central island for gathering, a gas range, and a stylish farmhouse sink. It's a warm, family-friendly space that truly feels like the heart of the home. Upstairs, past the office area, you'll find three bedrooms, including the primary with a walk-in closet and private ensuite bathroom. The convenience of upstairs laundry makes life that much easier for busy households. Downstairs, the fully finished basement offers even more room to spread out, featuring two additional bedrooms, the one currently set up as a music room, is insulated with Rockwool Safe&rsquo;n&rsquo;Sound, Sonopan panels, and drywall&mdash;plus a solid wood door for extra hush. Even the basement ceiling (minus the furnace room) is sound-insulated. Another full bathroom, large family room with a cozy wood-burning stove that is perfect for curling up during those colder months or hosting laid-back movie nights. Step out back to enjoy the fully fenced yard, complete with a deck with built-in seating and a gas line for your BBQ, a dog run, and RV parking with hook ups. The oversized garage is a true standout. Heated, with extra height, roughed-in for in-floor heating, and tons of usable storage space above. Pictures don't do it justice. All this in one of Cochrane's most loved communities, you're close to parks, the Bow River pathway system, and walking distance to schools with a new K-8 school currently under development just around the corner. This is the full Cochrane lifestyle