

**195 River Heights Green  
Cochrane, Alberta**

**MLS # A2238823**



# \$659,900

<b>Division:</b>	River Song		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,695 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** n/a

LOCATION, LOCATION, LOCATION! Beautifully upgraded SABAL-built home in the heart of RIVERSONG, located on a quiet street just steps from a natural reserve on The Green. This fully finished 2-storey features 4 bedrooms, 3 full bathrooms, and an oversized double garage with a sunny south-facing backyard. The main level boasts 9' ceilings, rich vinyl plank flooring, and a bright, open floor plan with half bath and mud room.. The chef's dream kitchen includes quartz countertops, custom white cabinetry, a large island, and a premium KitchenAid Pro Series stainless steel appliance package. Enjoy the cozy living room with gas fireplace, spacious dining area, and main floor office. Upstairs you'll find an opulent master retreat with vaulted ceilings, a 5-pc ensuite, and walk-in closet, plus two additional bedrooms, a 4-pc bath, and convenient upper-floor laundry complete with Whirlpool Washer & Dryer.. The fully developed basement includes a large family room, 4th bedroom, full bath, and ample storage. Enjoy outdoor living with a covered front porch, south-facing deck, and low-maintenance, fully fenced yard. Steps to playgrounds, walking paths, and close to schools &mdash; this is the perfect family home in an unbeatable location!