

6 River Heights Crescent Cochrane, Alberta

MLS # A2271139



\$519,900

Division:	River Song		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,487 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: garage door remote(s), central air conditioner

Welcome to this exceptional residence, a perfect blend of style and functionality, ideal for those seeking both comfort and luxury. This home boasts a gourmet kitchen that is sure to delight any culinary enthusiast. It features an abundance of cinnamon-stained maple cabinetry, providing ample storage space, and is equipped with stainless steel appliances. The kitchen is complemented by a convenient cabinet pantry and an island that doubles as an eating bar, making it both practical and inviting for family gatherings and entertaining guests. The main floor has 9 foot ceilings and flows with its natural maple hardwood flooring, seamlessly combined with ceramic tile in select areas for a refined and durable finish. At the heart of the living space is a cozy gas fireplace, framed by an entertainment niche that offers the perfect setting for relaxation and socializing. The home features a dramatic staircase enhanced by a tasteful wrought iron upgrade, adding a touch of grandeur to the interior. Main floor potlights illuminate the space, highlighting its architectural beauty, while swing closet doors provide easy access to storage. This property is thoughtfully designed with convenience in mind, offering central air conditioning to ensure a comfortable climate throughout the year. The basement has been roughed-in for a 3-piece bathroom, providing the potential for future expansion. A single attached garage offers secure parking and additional storage space. Step outside to find a well-designed rear deck, perfect for outdoor dining and relaxation. This remarkable home is a true gem, offering modern amenities and sophisticated design in every corner. Don't miss the opportunity to make it yours!