

**570 River Heights Crescent
Cochrane, Alberta**

MLS # A2275310

\$524,900



Division:	River Song	
Type:	Residential/Duplex	
Style:	2 Storey, Attached-Side by Side	
Size:	1,744 sq.ft.	Age: 2015 (11 yrs old)
Beds:	4	Baths: 3 full / 1 half
Garage:	Single Garage Attached	
Lot Size:	0.07 Acre	
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Low Maintenance	

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	Hot tub, basement stand up freezer and refrigerator		

Welcome home to this exceptional semi-attached two-storey home located in the highly sought after community of River Song. This property is conveniently located walking distance to Bow Valley High School, kms of paths down to the Bow River, a quick drive into town over the Jack Tenant Bridge or out to the highway for great access to Calgary, Kananaskis and Banff National Park. This beautifully upgraded home includes an oversized single attached garage with storage and workshop area, large landscaped lot backing on green space and a HOT TUB! Inside you will find 4 bedrooms, 3.5 bathrooms and impressive 9' ceilings on both the main and upper levels, ample space for the whole family! The modern kitchen offers stainless steel appliances, a tiled backsplash, white quartz countertops, a large centre island, and contemporary white cabinetry with storage, flowing seamlessly into the dining area and spacious living room highlighted by a natural gas fireplace with stacked stone surround, mantel and striking barn board feature wall to bring in plenty of warmth. The patio doors off the living room lead you to a fully landscaped, private backyard oasis ideal for outdoor entertaining. Including a hot tub where you can soak your worries away and a private fire pit area with paving stones and backing onto green space for ultimate peace and privacy. Upstairs, the generous primary retreat includes a walk-in closet and a 4-piece ensuite with double sinks, a large walk-in shower, alongside two additional bedrooms, a full 4-piece bathroom, convenient upper-level laundry, and a large bonus room with vaulted ceilings and views to the east. The newly developed basement showcases unique brick, barn board, and shiplap feature walls and includes a spacious recreation room perfect for guests, in-laws or the kids. You will also find the fourth bedroom and a

3-piece bathroom with in-floor heating! Book a showing today!