

**179 River Heights Green
Cochrane, Alberta**

MLS # A2206543



\$669,900

Division:	River Song		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,723 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Insulated, Triple Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Pantry, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: Refrigerator, Stove-electric, Dishwasher, Microwave Hood Fan, Washer, Dryer, Garage Control and Remote, TV Mount Attached - Main Floor, Armour Downstairs Bedroom, Attached Blinds, Curtain Rods, Gazebo in Backyard

Welcome to this FULLY FINISHED and very well maintained home with a TRIPLE DETACHED GARAGE located in the desirable community of Riversong. Everything you have been looking for comes together in this beautifully upgraded FOUR BEDROOM, 3 FULL BATHROOM home offering over 2400 sqft of finished living space. A large front veranda and spacious front yard add to the inviting curb appeal, also siding onto a walking pathway providing easy access to the community playground. Welcome inside to discover a bright open floor plan. The front entrance offers a large front closet and built-in bench seat for added storage. The updated kitchen makes family dinners and entertaining a breeze with the 10' quartz island, beautiful white cabinetry, newer refrigerator and dishwasher and 2 pantries for all your storage needs. The kitchen is a chef's dream with added cupboard pullout organizers and plenty of storage space. The laundry on the main floor offers even more space to keep you organized and a NEW (2025) SAMSUNG WASHER and DRYER. On the upper level you'll find a large primary suite with a 5 piece ensuite including a corner soaker tub, shower and separate vanities. The second floor is complete with 2 good sized bedrooms sharing a 4 pc bathroom with a handy built-in storage shelf. The fully finished lower level offers additional entertaining and living space, with newer carpet complete with 12lb underlay to add extra comfort and warmth. A large fourth bedroom and full 3 piece bathroom are perfect for guests or giving teens their own space. Added upgrades include newer pull down blinds on the windows and thoughtfully designed storage throughout. Enjoy the equally beautiful outdoor space with the tiered, oversized deck with a gazebo adding privacy and natural gas line on the lower deck to bring your own fire

pit. Access your NEW TRIPLE 28 x 26 rear garage with 8ft doors and a 10ft ceiling with attic space for future storage. This garage is a dream, drywalled and insulated with a rough-in gasline out to the garage for a future heater. Enjoy the beautiful pathways and parks, trails to the Bow River and quick access to Spray Lakes Recreation and all the great amenities Cochrane has to offer. The access to Highway 22 and Highway 1 makes your commute to the city unbeatable or even better a quick escape out of town to the mountains!