

426 River Heights Crescent Cochrane, Alberta

MLS # A2221410



\$549,900

Division:	River Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,558 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Pantry, Walk-In Closet(s)		

Inclusions: All Lighting Fixtures Attached, Attached Wall Cabinet beside Garage Door

****OPEN HOUSE SUNDAY JUNE 22 12PM - 2PM **** Welcome to this well-maintained two storey half duplex in the family-friendly community of River Heights! Ideally located close to schools, the Cochrane Rec Centre, river walking paths, and all town amenities, this home offers comfort, convenience, and value. The bright main floor features a WHITE KITCHEN with GRANITE COUNTERTOPS, a PANTRY, and an open layout perfect for everyday living. Step out from the dining area onto the DOUBLE DECK and enjoy the private, south-facing, treed backyard—an ideal space for relaxing or entertaining. Upstairs, you'll find a versatile bonus room and three bedrooms, including the spacious primary bedroom with a 4-piece ENSUITE and WALK-IN CLOSET. The FULLY FINISHED BASEMENT offers 9' CEILINGS, a fourth bedroom, a 3-piece bathroom, a cozy family room, laundry, and space for a home gym or office. Additional features include HOT WATER on DEMAND, TRIPLE PANE WINDOWS, and a single attached garage. A perfect place to call home in an ideal location—don't miss it!