

## 490 River Heights Crescent Cochrane, Alberta

MLS # A2228979



# \$579,900

<b>Division:</b>	River Song		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,661 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Shed.

Spacious, Scenic & Family-Ready in the Heart of Cochrane! - Check out the virtual tour! (click the small icon above and to the left of the property address at top of listing) Welcome to this beautiful 4-bedroom, 3.5-bath two-storey home, ideally located on a quiet pie-shaped lot in one of Cochrane's most desirable family neighborhoods. Just minutes from the Bow River and steps from a nearby park, this home offers the perfect blend of comfort, functionality, and location. The main floor features a bright and airy open-concept layout, ideal for both everyday living and entertaining. Enjoy the seamless flow between the spacious living, dining, and family areas—anchored by a cozy fireplace—and a large kitchen equipped with stainless steel appliances and a walk-in pantry. Upstairs, you'll find three generously sized bedrooms, a full bathroom, and a versatile bonus family room perfect for movie nights, a home office, or a play area. The primary suite includes a private ensuite 5 piece bathroom with his and her sinks, offering a peaceful retreat at the end of the day. The semi-finished basement expands your living space with a fourth bedroom, a full 4-piece bathroom, and plenty of room for guests, a home gym, or future development. Step outside to your fully fenced, private backyard, complete with a beautiful grey brick fire pit—perfect for evening gatherings under the stars. The pie-shaped lot offers extra room for gardening, kids to play, or summer entertaining. A durable wooden shed provides great outdoor storage, while the attached two-car garage keeps your vehicles warm and your tools organized. Set in a family-friendly 30 km/h zone with wide sidewalks, parks, and very close to the Bow River, this is a welcoming neighborhood surrounded by Cochrane's signature rolling hills. A truly ideal place to call home.