

393 River Heights Drive  
Cochrane, Alberta

MLS # A2229208

**\$625,000**

|           |                                               |        |                   |
|-----------|-----------------------------------------------|--------|-------------------|
| Division: | River Heights                                 |        |                   |
| Type:     | Residential/House                             |        |                   |
| Style:    | 2 Storey                                      |        |                   |
| Size:     | 2,005 sq.ft.                                  | Age:   | 2010 (15 yrs old) |
| Beds:     | 4                                             | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Attached                        |        |                   |
| Lot Size: | 0.10 Acre                                     |        |                   |
| Lot Feat: | Back Yard, Few Trees, Landscaped, Lawn, Level |        |                   |

|             |                                                                                                                                |            |      |
|-------------|--------------------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air                                                                                                                     | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Hardwood, Laminate                                                                                       | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                                                | Condo Fee: | -    |
| Basement:   | Finished, Full                                                                                                                 | LLD:       | -    |
| Exterior:   | Cedar, Stone, Vinyl Siding, Wood Frame                                                                                         | Zoning:    | R-LD |
| Foundation: | Poured Concrete                                                                                                                | Utilities: | -    |
| Features:   | Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |            |      |
| Inclusions: | None                                                                                                                           |            |      |

Welcome to your perfect family home in Cochrane! Nestled in the heart of River Heights, one of Cochrane's most vibrant and family-friendly communities, this stunning detached home offers over 2,000 sq. ft. of thoughtfully designed living space. Located just steps from Bow Valley High School, walking paths, the SLS Centre, parks, and more — it's the ideal place to raise a family or enjoy an active lifestyle. As you step inside, you're welcomed by a grand open foyer with soaring ceilings and an elegant chandelier that sets the tone for the rest of the home. To your right, you'll find convenient access to the attached garage and a well-placed laundry area. The main floor is perfect for entertaining, featuring an open-concept layout with a cozy stone surround gas fireplace as the focal point. The beautiful kitchen boasts stainless steel appliances, a gas range, granite countertops, a large island, and a walk-through pantry—perfect for family meals or hosting friends. The adjacent dining room is filled with natural light, thanks to expansive windows that frame the beautiful backyard. Upstairs, you'll continue to enjoy natural light throughout the spacious family room and three generous bedrooms. The primary suite is a true retreat, complete with a 5-piece ensuite that includes a large soaker tub—ideal for unwinding after a long day. The fully developed basement adds even more value, offering a fourth bedroom, rough ins for a future bathroom, and a versatile recreation room making it ideal for a home gym, media room, or play space. Step outside and enjoy sunny summer days on your private back deck in the fully fenced backyard—perfect for barbecues, kids, and pets alike. All this, priced under \$650,000! If you're looking for a detached family home with an attached garage in a thriving community close to everything you

need&mdash;this is the one. Book your private showing today!