# \$599,900 - 84 River Heights Boulevard, Cochrane

MLS® #A2207566

## \$599,900

4 Bedroom, 4.00 Bathroom, 1,584 sqft Residential on 0.08 Acres

River Song, Cochrane, Alberta

Welcome to this elegant two-storey home, designed with an open floor plan and beautiful hardwood flooring. The kitchen is a true highlight, featuring a spacious island with two outlets, stunning granite countertops, a bright dining nook, and a generous great room complete with a cozy gas fireplace. The main floor also offers the convenience of a well-placed laundry area and a 2-piece bath. Upstairs, you'll find a roomy master bedroom with a 4-piece ensuite and a walk-in closet with custom built-ins. The upper level also includes two additional spacious bedrooms and a full 4-piece bathroom. The finished basement offers a grand family room. A good sized fourth bedroom and full bath complete this basement with the same scale as the rest fo the house. The utilities are neatly tucked away, leaving you with a flexible space. The oversized basement windows allow for plenty of natural light. Step outside to enjoy the sunny back deck, featuring low-maintenance metal railings, and an expansive south-facing yard perfect for outdoor relaxation. With a playground just steps away, 4 km of trails nearby, and schools within walking distance, this home is ideally situated. It's move-in readyâ€"nothing left to do but settle in and enjoy!







Built in 2014

#### **Essential Information**

MLS® # A2207566 Price \$599,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,584
Acres 0.08
Year Built 2014

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 84 River Heights Boulevard

Subdivision River Song City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C0J6

### **Amenities**

Parking Off Street

#### Interior

Interior Features Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan,

Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)

Appliances Built-In Refrigerator, Dishwasher, Microwave Hood Fan, Stove(s),

Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed April 2nd, 2025

Days on Market 9

Zoning R-LD

## **Listing Details**

Listing Office eXp Realty

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