



THE
A-TEAM

**RE/MAX
FIRST**

752 RIVER HEIGHTS Crescent, Cochrane T4C 0J4

MLS®#: **A2162004** Area: **River Song** Listing Date: **09/01/24** List Price: **\$574,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Cochrane**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **4,024 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Gentle Sloping,Landscaped,Private,Views**
 Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,552**
 Low Sqft:
 Ttl Sqft: **1,552**

DOM

17
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Kitchen Island,Laminate Counters,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Sump Pump(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	13`0" x 6`4"	Pantry	Main	5`0" x 4`10"
2pc Bathroom	Main	0`0" x 0`0"	Kitchen	Main	14`3" x 12`10"
Dining Room	Main	11`5" x 9`3"	Living Room	Main	13`2" x 12`1"
Bedroom - Primary	Upper	13`3" x 12`1"	4pc Ensuite bath	Upper	0`0" x 0`0"
Walk-In Closet	Upper	5`0" x 8`8"	Bedroom	Upper	10`4" x 8`11"
Bedroom	Upper	10`4" x 9`0"	4pc Bathroom	Upper	0`0" x 0`0"
Bonus Room	Upper	13`4" x 11`9"	Den	Basement	4`6" x 7`3"

**3pc Bathroom
Kitchenette**

**Basement
Basement**

**0`0" x 0`0"
4`3" x 7`3"**

Flex Space

Basement

13`2" x 20`1"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-MX

1110685

Remarks

Pub Rmks:

Welcome home to this beautiful, fully finished walkout home featuring peaceful and serene VALLEY VIEWS! This 2 storey, single attached garage property is located on one of the largest lots on the street and has been professional landscaped to include 2 concrete patios, concrete walkway to the walkout entrance, mature trees and terraced flower beds. This immaculate home has an incredible layout with the perfect amount of living space, offering a finished walkout basement with a wet bar and full bathroom. The wet bar area has a sink, room for a mini fridge, countertop and cabinets for plenty of storage. The basement can easily be used as an illegal suite or a home based business with its own entrance. A newer hot water tank has been installed (6 months old) and its plumbed for central vac if you so choose to add that feature. On the main floor you will find rich hardwood floors, lots of counter and cabinet space in the kitchen, stainless appliances, large pantry, a well appointed dining area and living room, with a conveniently located powder room. The Hunter Douglas window coverings add an elegant touch throughout the home. Enjoy the views from your deck on the warm summer nights. The upper level primary bedroom has an ensuite and sizeable walk-in closet. You will also find 2 more good sized bedrooms plus another full bathroom. There is also a spacious bonus room upstairs to enjoy. Riversong is a family friendly community with easy access to schools, amenities, the rec centre, dog park, walking/bike paths and is perfectly situated for those who need to commute to Calgary or the mountains. Book your private showing!

Inclusions:

Property Listed By:

Blinds

Ally Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123