



THE
A-TEAM

**RE/MAX
FIRST**

393 RIVER HEIGHTS Drive, Cochrane T4C 0H8

MLS® #: **A2162130** Area: **River Song** Listing Date: **09/02/24** List Price: **\$689,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **4,380 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,997**
 Low Sqft:
 Ttl Sqft: **1,997**

DOM

17
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard, Landscaped, Street Lighting, Private**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Gas Range, Refrigerator, Washer**
 Int Feat: **Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Dining Room	Main	17`2" x 9`0"
Foyer	Main	10`6" x 12`10"	Kitchen	Main	12`5" x 12`8"
Laundry	Main	6`11" x 8`7"	Living Room	Main	14`6" x 14`9"
Bedroom	Second	9`10" x 10`10"	Bedroom	Second	9`10" x 10`11"
Bonus Room	Second	13`10" x 11`11"	Bedroom - Primary	Second	14`3" x 15`8"

Bedroom
Furnace/Utility Room
4pc Bathroom

Basement
Basement
Second

10`1" x 10`6"
12`1" x 14`3"

5pc Ensuite bath
Game Room

Second
Basement

25`8" x 14`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0910527

Zoning:
R-LD

Remarks

Pub Rmks:

393 River Heights Dr! DEVELOPED BASEMENT! Located in a vibrant community, you'll have easy access to scenic walking trails, essential amenities, and a nearby high school. Welcome to this beautiful 1997 sq/ft 2-storey home, where modern comforts meet timeless elegance. The heart of the home, a gourmet kitchen, features sleek granite countertops, a large island, and top-of-the-line stainless steel appliances, making it an entertainer's dream. Upstairs, you'll find a cozy bonus room—perfect for movie nights or a home office—alongside three generously sized bedrooms. The primary suite is a true retreat, offering ample space for king-sized furnishings. The spa-like ensuite, complete with dual sinks, a soaker tub, and a separate shower, promises a serene escape after a long day. With 9ft ceilings and an open-concept layout on the main floor, the living space feels bright and inviting. The walk-through pantry, main floor laundry, and a fully insulated, dry-walled garage add both convenience and practicality. The finished basement extends your living space, featuring a spacious rec room, a fourth bedroom, and a rough-in for a future bathroom—ideal for guests or a growing family. But the charm doesn't stop indoors. Imagine unwinding on your deck, soaking up the sun in your fully landscaped/fenced backyard. Ready to make a move? Call today to book your personal viewing!

Inclusions:
Property Listed By:

S/S Fridge, Gas range, Dishwasher, Washer, Dryer, Garage Opener + Remote
Coldwell Banker United

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











