

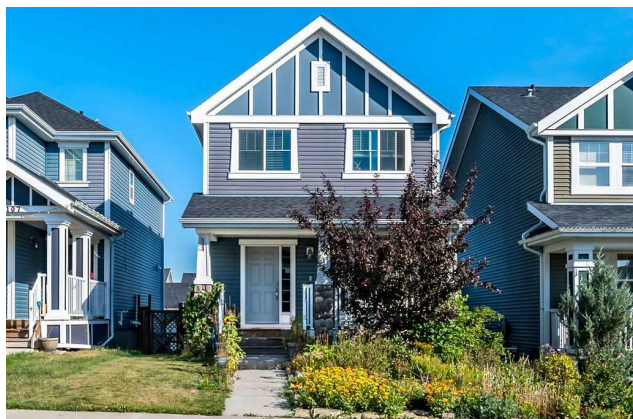


THE
A-TEAM

**RE/MAX
FIRST**

111 RIVER HEIGHTS Boulevard, Cochrane T4C 0R9

MLS®#: **A2162714** Area: **River Song** Listing Date: **09/12/24** List Price: **\$515,000**
 Status: **Pending** County: **Rocky View County** Change: **-\$10k, 17-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **3,630 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,280**
 Low Sqft:
 Ttl Sqft: **1,280**

DOM

7
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Rectangular Lot**
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,No Smoking Home,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`6" x 6`0"	Kitchen	Main	10`3" x 13`10"
Dining Room	Main	10`10" x 11`0"	Living Room	Main	12`0" x 13`0"
Bedroom - Primary	Second	11`2" x 13`1"	Bedroom	Second	8`2" x 9`6"
Bedroom	Second	9`0" x 10`5"	2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Second	0`0" x 0`0"	4pc Bathroom	Second	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1110685

Zoning:
R-LD

Remarks

Pub Rmks:

BRIGHT & AIRY WITH 9' CEILINGS | STAINLESS STEEL APPLIANCES | FULLY FENCED YARD | LARGE ENTERTAINING DECK | CLOSE TO PLAY PARK Welcome to your dream home in Riversong, Cochrane! Located in a quiet, family-friendly neighborhood, this bright and beautiful two-story home is ideal for young families. As you step inside, you'll immediately notice the abundance of natural light flowing through the large windows. The stunning kitchen boasts stainless steel appliances, a sleek modern backsplash, tall shaker-style cabinets, generous counter space, and ample storage to accommodate all your needs. With 9' ceilings, low maintenance laminate flooring, and modern tile accents, the main floor exudes elegance and comfort. Upstairs, the spacious primary bedroom comes complete with a 4-piece ensuite and two closets, along with two additional good-sized bedrooms and another 4-piece main bathroom, perfect for a growing family. The backyard is designed for entertaining, boasting a large deck, fully fenced yard, and a landscaped lawn - ideal for family gatherings. Situated just a few steps from a play park, this move-in ready home is better than new! Take a walk through by clicking the 3D tour icon.

Inclusions:
Property Listed By:

ceiling fan, electronic door lock
CIR Realty

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

