

421 RIVER HEIGHTS Drive, Cochrane T4C 0J3

MLS®#: **A2173699** Area: **River Song** Listing Date: **10/17/24** List Price: **\$817,000**
 Status: **Active** County: **Rocky View County** Change: **-\$20k, 30-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane** Finished Floor Area
 Year Built: **2008** Abv Sqft: **2,513**
 Lot Information Low Sqft:
 Lot Sz Ar: **6,673 sqft** Ttl Sqft: **2,513**
 Lot Shape: **620**

DOM

35
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Corner Lot,Lawn,Level,Rectangular Lot**
 Park Feat: **Heated Garage,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **High Efficiency,Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: **Outdoor Grill** Water Source:
 Ext Feat: **Outdoor Grill** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar,Breakfast Bar,Built-in Features,Double Vanity,Granite Counters,High Ceilings,Tankless Hot Water,Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	16`0" x 11`4"	Living Room	Main	12`11" x 15`11"
Dining Room	Main	16`0" x 11`11"	Den	Main	11`2" x 10`1"
2pc Bathroom	Main	4`11" x 4`11"	Mud Room	Main	8`2" x 8`4"
Bedroom - Primary	Second	15`0" x 16`1"	Bedroom	Second	12`11" x 11`7"
Bedroom	Second	12`11" x 10`4"	Family Room	Second	15`6" x 16`6"
Walk-In Closet	Second	8`4" x 8`7"	5pc Ensuite bath	Second	13`5" x 9`3"
4pc Bathroom	Second	8`6" x 7`10"	Bedroom	Lower	19`4" x 15`4"

**Other
Furnace/Utility Room**

**Lower
Lower**

**7`10" x 4`6"
10`2" x 14`9"**

**Media Room
3pc Bathroom**
Legal/Tax/Financial

**Lower
Lower**

**10`2" x 20`5"
11`1" x 6`9"**

Title:
Fee Simple
Legal Desc:

0910527

Zoning:
R-LD

Remarks

Pub Rmks: **Check out 421 River Heights Drive. This incredible home comes with over 3400 sq ft of living space, a Triple car heated garage on an over sized corner lot. The house features a beautiful office with built in cabinets and coffered ceiling, open concept kitchen/dining/living room with newer white cabinets to the ceiling, walk through pantry with built in shelving, stainless appliances, granite counters and large flat island with sink in it makes great entertaining space. Gas fireplace make the living room a cozy space. Lots of windows to overlook the fully landscaped yard with deck, lower patio, trees and shrubs . Open maple railing to the upper level which has 3 bedrooms, a built in computer station area, and large bonus room. Extremely cool sliding barn door to the master ensuite with 2 sinks, soaker tub, upgraded shower with glass doors, large walk in closet with built ins. Lower level has secret theatre room, exercise room that could be another bedroom, dry bar, and Contemporary 3 piece bath. Just installed top of the line high efficiency furnace. Central AC for our hot summer months. All on a great corner lot with lots of space for kids and friends to play. Short walk to school and great walking and biking paths in the community. Extra driveway space is a plus. Call to view before its gone.**

Inclusions: **TV and mount in movie room, Pioneer Receiver and all AV equipment and couch in Movie room, TV & sound bar in Gym, TV in garage, Vivent /Telus alarm system, Telus modem, Red bar fridge & popcorn maker, Gas BBQ, large shed**

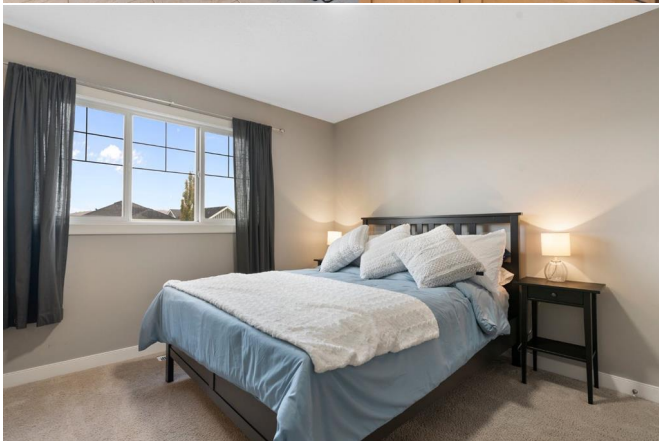
Property Listed By: **Royal LePage Benchmark**

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













421 River Heights Dr, Cochrane, AB

Main Building, Total Exterior Area Above Grade 2013.21 sq ft



While not shown on these floor plans, all dimensions and floor areas must be considered approximate and are subject to independent verification.

