



THE
A-TEAM

**RE/MAX
FIRST**

174 RIVER HEIGHTS Drive, Cochrane T4C 2A4

MLS®#: **A2174116**

Area: **Rivercrest**

Listing Date: **11/04/24**

List Price: **\$597,000**

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:

2022

Lot Information

Lot Sz Ar:

2,755 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,499

Low Sqft:

Ttl Sqft:

1,499

DOM

17

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane,Low Maintenance Landscape Carport

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

Mixed,Vinyl Siding

Flooring:

Carpet,Vinyl

Water Source:

Fnd/Bsm:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Range,Gas Water Heater,Humidifier,Microwave,Refrigerator,Washer

Int Feat:

No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

2pc Bathroom

Main

5`6" x 5`0"

Dining Room

Main

9`0" x 13`5"

Foyer

Main

5`10" x 5`1"

Kitchen

Main

12`9" x 13`6"

Living Room

Main

12`10" x 14`8"

Office

Main

5`6" x 13`10"

Mud Room

Main

5`9" x 7`9"

4pc Bathroom

Second

5`0" x 8`5"

4pc Ensuite bath

Second

6`5" x 12`4"

Bedroom

Second

9`2" x 9`11"

Bedroom

Second

9`3" x 9`11"

Bedroom - Primary

Second

12`10" x 13`3"

Laundry

Second

5`0" x 6`0"

3pc Bathroom

Basement

5`0" x 8`0"

Bedroom

Basement

11`7" x 9`10"

Kitchen

Basement

8`5" x 8`8"

Title: Fee Simple	Zoning: (R-MX)	
Legal Desc:	1910699	Remarks

Pub Rmks:

Welcome to the new and vibrant community of Rivercrest. This beautiful single family semi-detached home is just 2 years old, very well kept and has lots of upgrades and features at a great price.This home features 3 bedrooms and 2.5 washrooms . An open-concept main floor embraces a large Designer Kitchen with a central island and a convenient pantry .Great room with an open kitchen is good for relaxing while staying close to your family .Home is upgraded to Quartz countertops and black metals all over . Pocket office on the main floor is decent sized to set up a small home office . The upper level has 3 bright bedrooms and 2 full washrooms and a laundry room . Master bed with double vanity 4 Piece Ensuite & large Walk-in-Closet is on a separate side which adds to privacy . There is also a good sized tech area that you can use according to your family needs. Walkout basement with 1 Bedroom brand new legal suite registered with the city of Cochrane with a nice kitchen , standing shower and living space will definitely add value to the house and help with the mortgage .This property offers the potential for lucrative rental income of up to \$3900-\$4200, making it an excellent for investment also . Schedule your viewing with your favourite Realtor today.House is vacant for quick possession .

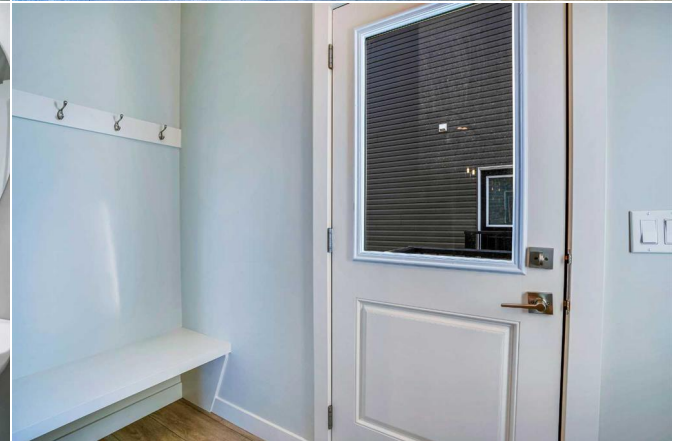
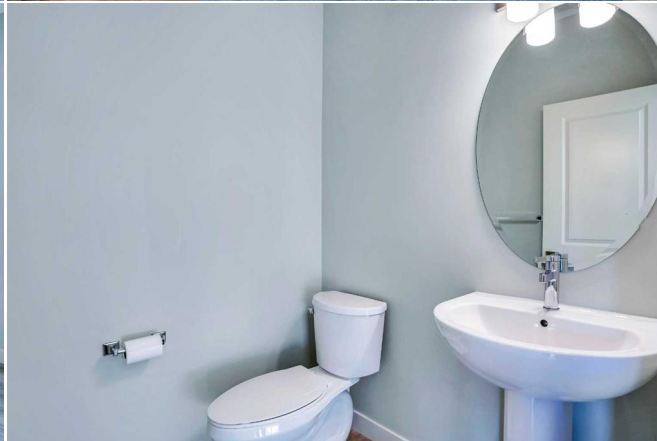
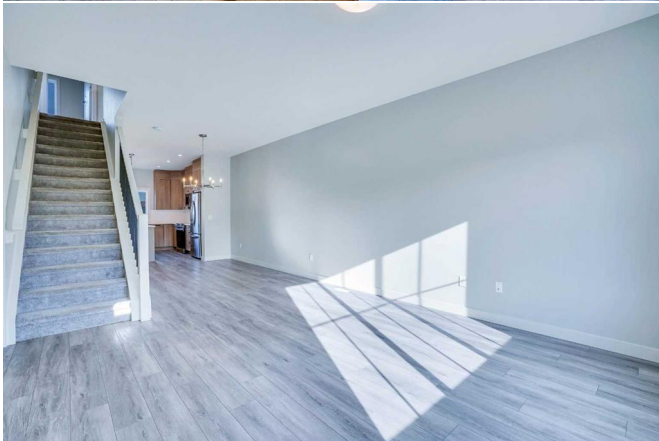
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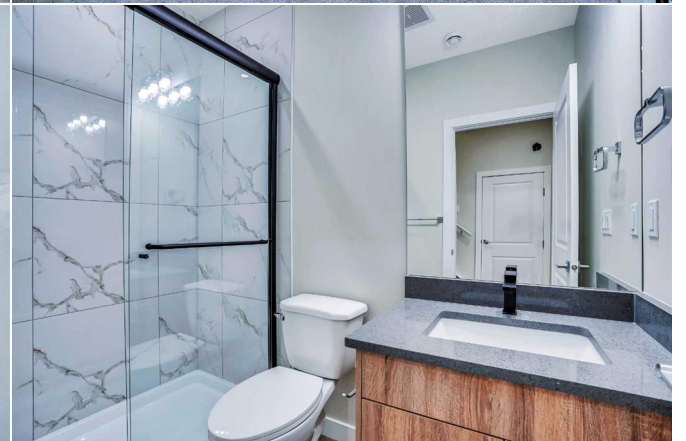
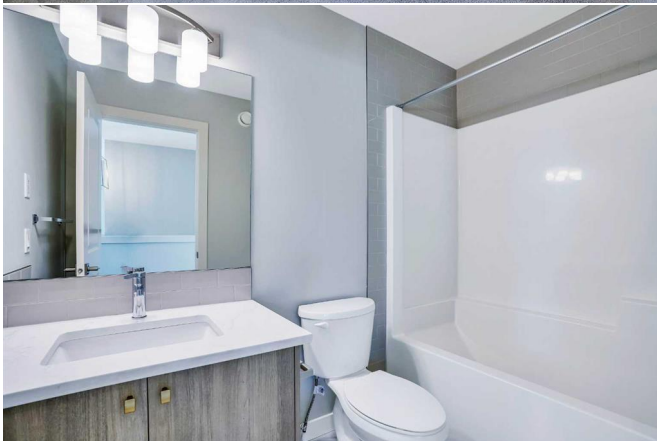
Property Listed By:

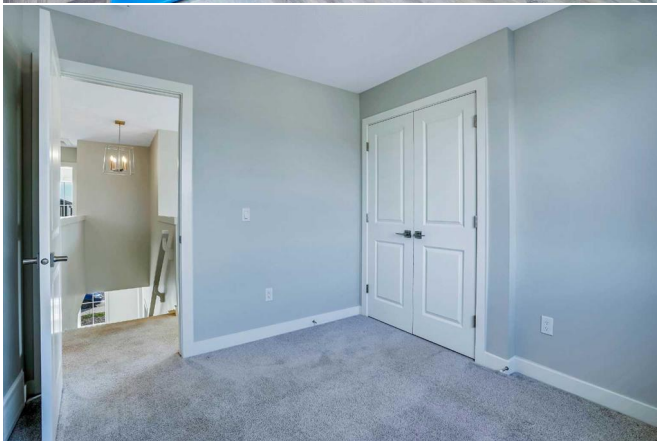
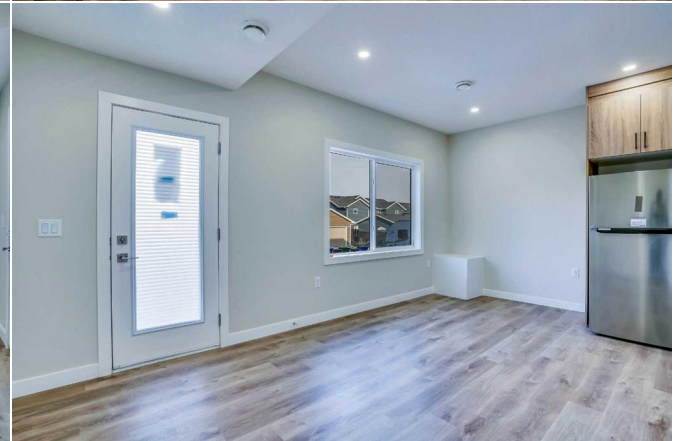
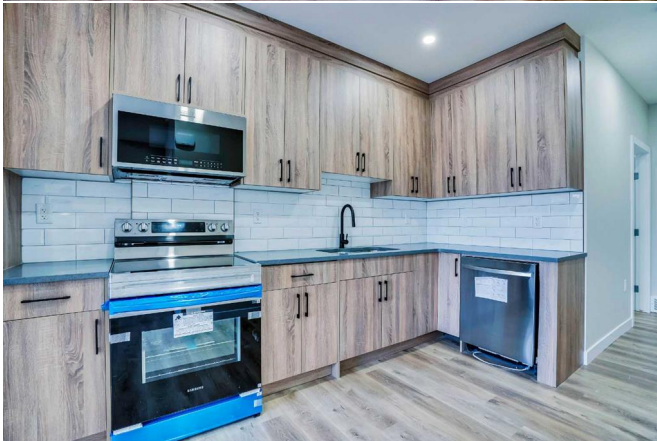
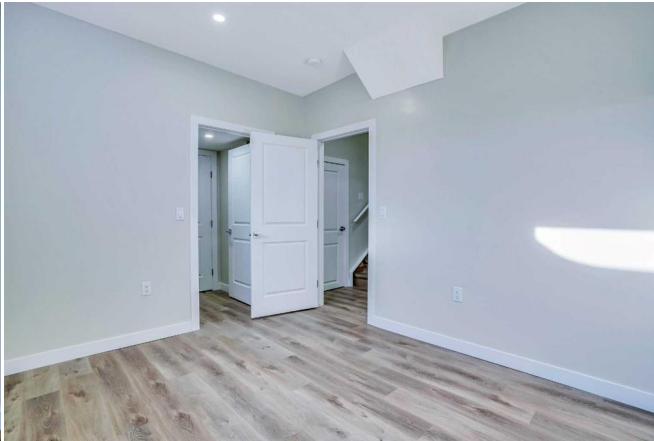
Appliances in the legal basement suite . Fridge , Range , OTR, washer dryer , dishwasher .
MaxWell Central

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









174 River Heights Dr, Cochrane, AB

Main Building: Total Exterior Area Above Grade: 1636.39 sq ft



0 4 8 ft
PREPARED: 2024/11/01