



THE
A-TEAM

**RE/MAX
FIRST**

716 RIVER HEIGHTS Crescent, Cochrane T4C0R8

MLS®#: **A2176033** Area: **River Heights** Listing Date: **10/30/24** List Price: **\$565,000**
 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: **2012**
 Lot Information
 Lot Sz Ar: **3,100 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Lawn,Low Maintenance Landscape,Landscaped**
 Park Feat: **Single Garage Attached**

DOM

21
Layout
 Beds: **3 (3)**
 Baths: **3.0 (2 2)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Garden,Other**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Ceiling Fan(s),Central Vacuum,Granite Counters,Open Floorplan,Pantry,Walk-In Closet(s),Wet Bar,Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`6" x 13`10"	Living Room	Main	12`2" x 13`0"
Dining Room	Main	9`1" x 10`1"	2pc Bathroom	Main	5`0" x 4`6"
Bedroom - Primary	Second	12`1" x 13`3"	4pc Ensuite bath	Second	8`9" x 5`1"
4pc Bathroom	Second	8`1" x 5`6"	Bedroom	Second	9`0" x 10`4"
Bedroom	Second	9`0" x 10`3"	Bonus Room	Second	11`9" x 13`4"
Furnace/Utility Room	Basement	8`8" x 16`10"	2pc Bathroom	Basement	7`8" x 4`8"
Game Room	Basement	20`1" x 25`8"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-MX

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Remarks

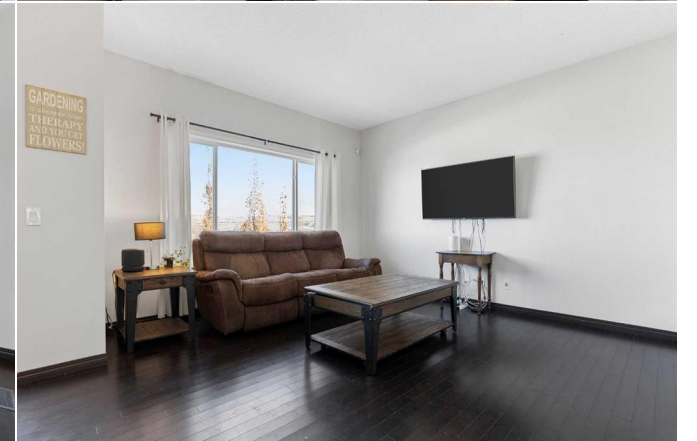
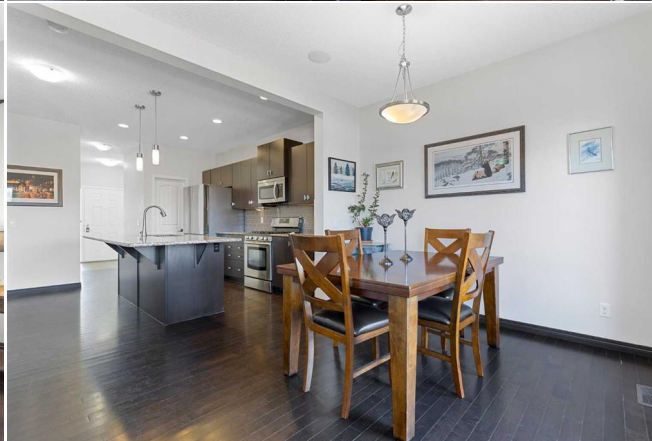
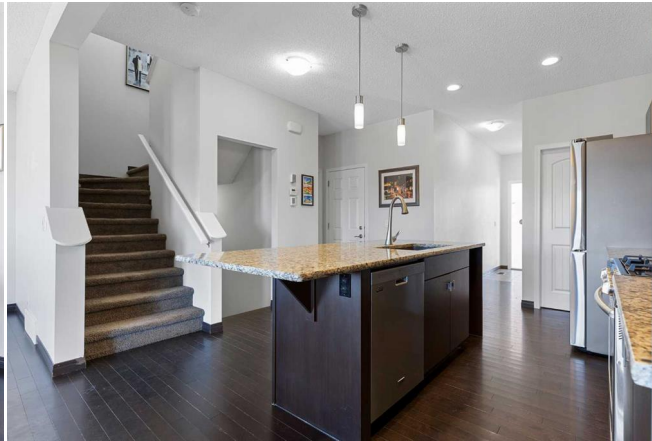
Pub Rmks: *****OPEN HOUSE THIS SATURDAY, NOVEMBER 23RD FROM 12-2***Welcome to beautiful River Heights in Cochrane! This stunning home backs onto green space, providing spectacular views right from your backyard. Step inside to be greeted by lovely hardwood floors and an open concept layout that's perfect for family living. The kitchen is a chef's dream, featuring a new top-of-the-line refrigerator, gas range, and elegant granite countertops, along with island seating for casual family breakfasts. The main level deck boasts incredible views of Cochrane, making it ideal for those perfect BBQ nights. Upstairs, you'll find a cozy family room, two spacious bedrooms, and a master suite complete with a walk-in closet and ensuite bathroom. The walkout basement offers ample space for entertainment, perfect for families of all sizes and is fitted with a brand new Electrolux washer and dryer. The cherry on top is the newer 7-person hot tub nestled in the newly landscaped backyard, providing a perfect spot to unwind after a long day while embracing the northern lights when out. This home truly has it all—DON'T MISS OUT! Book your showing TODAY, as homes like this don't last long on the market!**

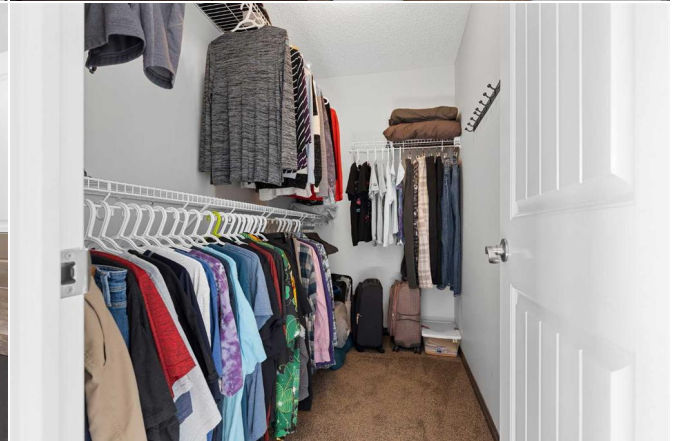
Inclusions: **Curtains, 4x TV mounts, 7 Person Hot Tub, Shed.**

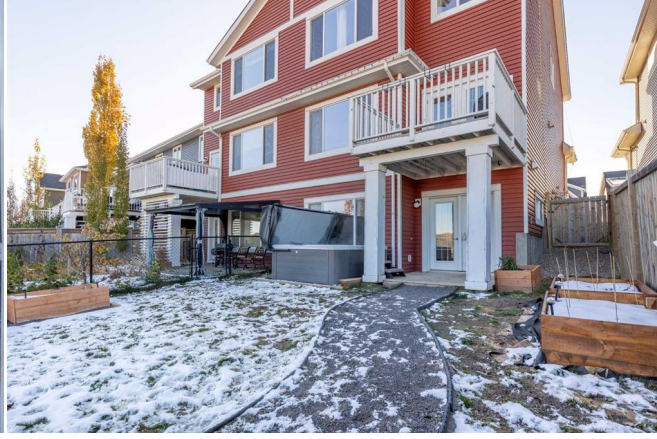
Property Listed By: **Royal LePage Benchmark**

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









716 River Heights Crescent, Cochrane, AB

Main Building, Total Exterior Area Above Grade 1058.31 sq ft



NOTE: Dimensions are indicated from face floor areas in CLS/CEC floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification. PREPARED: 2024/10/06

