



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**65 RIVER HEIGHTS Drive, Cochrane T4C0Y1**

MLS®#: **A2177311**

Area: **The Willows**

Listing Date: **11/05/24**

List Price: **\$590,000**

Status: **Pending**

County: **Rocky View County**

Change: **-\$10k, 23-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Cochrane**  
Year Built: **2015**

Lot Information

Lot Sz Ar: **2,923 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped,Level,Rectangular Lot**  
Park Feat: **220 Volt Wiring,Alley Access,Double Garage Detached,Garage Door Opener,Insulated**

DOM

**78**

Layout

Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey,Side by Side**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Induction Cooktop,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Walk-In Closet(s),Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>2`10" x 7`2"</b>
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>13`5" x 14`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`7" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`7" x 8`10"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`11" x 17`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`8" x 10`7"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>6`11" x 9`3"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>15`3" x 12`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`11" x 13`0"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>11`1" x 7`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`11" x 10`6"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`2" x 4`11"</b>
<b>Game Room</b>	<b>Basement</b>	<b>18`2" x 19`0"</b>

Title: **Fee Simple**  
Zoning: **R-MX**  
Legal Desc: **1510673**

Remarks

Pub Rmks: **Welcome to 65 River Heights Drive—a stunning, fully upgraded half-duplex in The Willows, offering over 2,200 sq. ft. of beautifully developed living space. The main floor features a spacious, open-concept design with a large kitchen that includes a huge center island, granite countertops, ample cupboard space, and upgraded stainless steel Samsung appliances such as an induction cooktop, oven, and a fridge with an ice and water dispenser. The dining area flows seamlessly into the large living room, which opens onto a deck, while the rear entrance includes custom-built storage lockers and a convenient half bath. This level is finished with gorgeous engineered hardwood and enhanced by 9-ft ceilings, which continue into the sunshine basement, with designer lighting upgrades throughout adding a modern touch. Upstairs, the expansive primary bedroom includes a massive closet and a luxurious ensuite with dual vanities and a large corner tub. This level also offers two additional bedrooms, a second full bathroom, and a top-floor laundry room for added convenience. The professionally developed basement is a showstopper, featuring upgraded carpet, a cozy fireplace with a feature wall, a stunning wet bar with stone counters, and a hobby sink thoughtfully placed under the stairs. Other notable upgrades in this home include solid double doors throughout instead of bifold doors, a central vacuum system with attachments, central air conditioning, a natural gas BBQ line, and an insulated and drywalled garage equipped with a 240V power outlet. This incredible home is located close to shopping, schools, including Bow Valley and the future Rivercrest school site, 104 acres of natural reserve with walking trails, and offers quick access to town and the SLS Sports Complex. Don't miss the opportunity to view this amazing property—schedule your showing today!**

Inclusions: **N/A**  
Property Listed By: **Royal LePage Benchmark**

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











