



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: **Active** 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:

Finished Floor Area
 Abv Sqft: **1,586**
 Low Sqft:
 Ttl Sqft: **1,586**

DOM

28
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

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**

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

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

Title:
Fee Simple
Legal Desc:

Zoning:
R-MX

1510673

Remarks

Pub Rmks: **Welcome to 65 River Heights Drive, a gorgeous and completely upgraded half duplex located in The Willows, beautifully upgraded with over 2200 sq ft developed throughout. The main floor features an open-concept floor plan with plenty of space! The kitchen is open and features a huge center island with granite counters, tons of cupboard space, an upgraded SS Samsung induction cooktop, stove and fridge with ice & water dispenser, a full dining area, a large living room and access to the deck (with convenient half bath and custom built-in storage lockers at the rear door) the main floor is finished in a gorgeous engineered hardwood. 9ft ceilings on the main floor and the sunshine basement (more on that in a moment) with upgraded designer lighting throughout. Upstairs you will find the large primary bedroom with a massive closet and gorgeous ensuite featuring dual vanities and a huge corner tub! 2 additional bedrooms & another full bath & convenient top-floor laundry! The wonderful and professionally developed basement features upgraded carpet, a fireplace and feature wall, a stunning wet bar with stone counters, a hobby sink under the stairs and much more! Additional features include no bifold doors, all solid double doors throughout, Central Vac with attachments, Central Air Conditioner, natural gas BBQ line, insulated & drywalled garage, 240 V power outlet in garage and much much more! All of this and it's close to shopping, schools (Bow Valley and Rivercrest future school site) near 104 acres of natural reserve with lots of walking trails, and quick access into town and to the SLS sports complex! Don't wait!**

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

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











