



THE
A-TEAM

**RE/MAX
FIRST**

733 RIVER HEIGHTS Crescent, Cochrane T4C 0R8

MLS®#: **A2178361**

Area: **River Song**

Listing Date: **11/09/24**

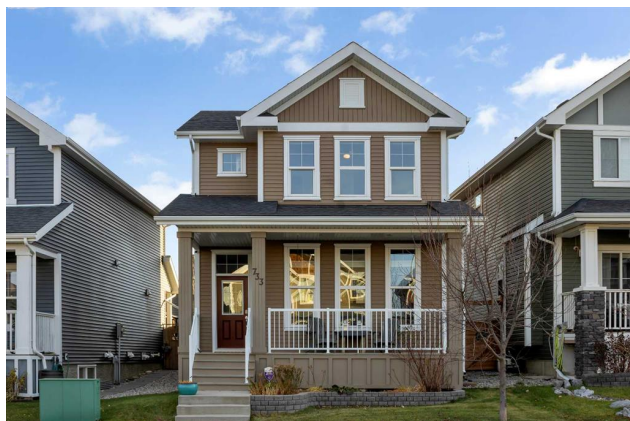
List Price: **\$599,900**

Status: **Pending**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2014**

Lot Information

Lot Sz Ar: **3,848 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,698**
Low Sqft:
Ttl Sqft: **1,698**

DOM

11
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Garden,Landscaped,Level,Paved,Private,Rectangular Lot,See Remarks**
Park Feat: **Double Garage Detached,Garage Door Opener,Garage Faces Rear,Heated Garage,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Private Yard**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 6`0"
Kitchen	Main	11`4" x 15`1"
4pc Bathroom	Second	10`4" x 6`0"
Bedroom	Second	9`11" x 11`6"
Laundry	Second	5`7" x 5`11"
Office	Basement	7`9" x 7`1"

Room	Level	Dimensions
Dining Room	Main	11`10" x 8`1"
Living Room	Main	14`11" x 12`5"
4pc Ensuite bath	Main	10`3" x 8`5"
Bedroom	Second	10`8" x 11`2"
Bedroom - Primary	Second	15`0" x 12`10"
Game Room	Basement	16`7" x 25`0"

Storage	Basement	5`7" x 9`1"	Furnace/Utility Room	Basement	19`8" x 11`7"
			Legal/Tax/Financial		

Title:	Zoning:
Fee Simple	R-LD
Legal Desc:	1110685

Remarks

Pub Rmks: **Welcome to a one of a kind gem in the heart of Riversong, offering over 2400 SQ FT of beautifully developed space that blends style, function, and comfort in every corner. This home is designed & upgraded for those who crave something special, from its extraordinary interior layout to its sun soaked, SOUTH facing backyard. Step inside and be welcomed by an inviting living room featuring soaring 10-ft ceilings and oversized windows, creating an open and airy atmosphere. A gorgeous stone fireplace with a custom mantle adds warmth and elegance to the space, perfect for cozy nights in. A few steps up, the gourmet kitchen awaits with sleek stainless steel appliances, quartz countertops, full length cabinetry, and a spacious corner pantry, all complemented by a minimalist, modern backsplash. An adjoining built-in desk area offers the ideal spot for a family workstation or mini office, creating a true central hub that overlooks the living and dining areas. The oversized dining room, bathed in natural light from the south-facing windows, offers ample space to host large family gatherings or entertain friends. With easy access to the deck, this space seamlessly extends into the outdoors, making it perfect for both lively get togethers and quiet mornings in the sun. Completing the main floor is a conveniently located mudroom with deck access and a well appointed half bath, providing functionality for a busy family lifestyle. Head upstairs to find the primary suite, a luxurious retreat featuring a spa-inspired ensuite. Indulge in the oversized soaker tub, refresh in the glass enclosed shower, and enjoy the convenience of a spacious vanity and walk-in closet. This level also includes 2 additional bedrooms, second bath, and a laundry room that combines convenience and practicality with extra storage and natural light making daily chores a breeze. The professionally developed basement, finished with PERMITS , offers a wealth of possibilities. With oversized windows, a rec room, wet bar, and Murphy bed, this space feels like a studio apartment, ideal for guests or multi purpose use. A dedicated office nook and abundant storage make the lower level both functional and inviting. Out back, the expansive, SOUTH FACING yard features a deck, garden space, and plenty of room for outdoor activities, an oasis for family enjoyment. The OVERSIZED , insulated, and HEATED double garage is truly a standout, boasting a rare 9 FT door, perfect for a full sized truck, work van, or additional vehicles, and providing a comfortable workspace year round. This meticulously maintained, move in ready home includes central air conditioning and smart home technology, with every detail thoughtfully curated. Located in scenic Riversong, Cochrane, you'll have access to parks, trails, shopping, schools, and transit, with the added charm of mountain views and a close-knit community feel. This home is truly ready for a new family to create lasting memories in a setting that's as beautiful as it is exceptional!**

Inclusions: **large hanging shelf on garage ceiling, Garage Gas heater, Floating shelves over tec h space, Outdoor umbrella on deck, Shelf in space bathroom, Murphy Bed, Wine fridge, TV wall mounts x2**

Property Listed By: **eXp Realty**

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



