



THE
A-TEAM

**RE/MAX
FIRST**

313 RIVER HEIGHTS Crescent, Cochrane T4C 0V2

MLS®#: **A2184793** Area: **River Song** Listing Date: **02/27/25** List Price: **\$659,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **3,982 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,905**
 Low Sqft:
 Ttl Sqft: **1,905**

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

Parking
 Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Front Yard,Landscaped,Lawn,Rectangular Lot,Street Lighting**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Concrete,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Pantry,Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **R-LD**
 Legal Desc: **1410423**

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY MARCH 2 from 1PM - 3PM | This beautifully designed JAYMAN home in River Heights offers a ONE-OF-A-KIND OPEN-CONCEPT layout with 9FT CEILINGS and thoughtful details throughout. The stunning kitchen features a CENTRAL ISLAND with QUARTZ COUNTERTOPS, a BREAKFAST BAR, BUILT-IN SHELVING, and STAINLESS STEEL APPLIANCES, including an electric stove, microwave, and dishwasher. The inviting living room is centred around a cozy GAS FIREPLACE with a sleek TILE SURROUND and MANTLE, while the dining area leads to a spacious DECK overlooking the FULLY FENCED north-facing backyard. A second, more private SIDE DECK with a PRIVACY WALL provides an additional outdoor retreat. As you enter through the back mudroom you will find an OVERSIZED DOUBLE ATTACHED GARAGE, making it convenient for those with extra toys, trucks or an SUV. Upstairs, you'll find three generously sized bedrooms, including the primary bedroom with a WALK-IN CLOSET and a spa-like 5-piece ENSUITE featuring a SOAKER TUB, STAND-ALONE SHOWER, and DUAL SINKS. A bright bonus room at the front of the home, an UPPER-FLOOR LAUNDRY ROOM, and a 4-piece guest bathroom complete this level. The unfinished basement offers 9FT CEILINGS, is roughed in for plumbing and endless possibilities for future development. Located in a fantastic community close to parks, schools, and amenities, this home is a must-see. Schedule your showing today!**

Inclusions: **TV & Wall Mount, Security System, Doorbell**
Property Listed By: **eXp Realty**

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





