



THE
A-TEAM

**RE/MAX
FIRST**

120 RIVER HEIGHTS Boulevard, Cochrane T4C 0S3

MLS®#: **A2187341**

Area: **River Song**

Listing Date: **01/17/25**

List Price: **\$600,000**

Status: **Pending**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2011**
Lot Information
Lot Sz Ar: **4,661 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,721**
Low Sqft:
Ttl Sqft: **1,721**

DOM

5
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Access:
Lot Feat: **Corner Lot**
Park Feat: **Double Garage Detached**

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Granite Counters**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	6`5" x 8`7"
Den	Main	5`8" x 8`11"
Kitchen With Eating Area	Main	9`3" x 15`4"
Bedroom - Primary	Upper	14`0" x 12`1"
Bedroom	Upper	10`6" x 10`5"
2pc Bathroom	Main	5`1" x 5`7"
4pc Ensuite bath	Upper	12`4" x 7`1"

Room	Level	Dimensions
Living Room	Main	13`11" x 11`11"
Dining Room	Main	12`8" x 11`10"
Mud Room	Main	11`1" x 5`4"
Bedroom	Upper	10`10" x 10`1"
Laundry	Upper	7`0" x 6`2"
4pc Bathroom	Upper	7`0" x 8`1"

Title:
Fee Simple
Legal Desc:

Zoning:
R-LD

1110685

Remarks

Pub Rmks: **Welcome to this meticulously maintained and updated home, offering the perfect blend of modern comfort and classic charm. Situated in a highly sought-after neighborhood, this property features beautiful upgrades throughout, a large, lush yard ideal for outdoor entertaining or gardening, and a detached garage with lots of storage space. The curb appeal is 10/10 with a large front veranda and pristine front yard, along with plenty of street parking for guests along the front and side yard. Step inside to discover a bright and open floor plan, where every detail has been carefully considered. The updated kitchen boasts sleek granite countertops, stainless steel appliances with a gas stove, warm maple cabinetry and large, bright windows overlooking the south back yard. Durable hardwood floors flow throughout the main living areas, while more large windows fill the home with natural light, enhancing the inviting atmosphere. The spacious living room provides a great space for relaxing or entertaining while the adjoining office nook gives you a dedicated space to work from home or to use it as a playroom for the kids. The home's chic back entry is tastefully designed with modern finishes, offering both style and functionality while the upper level laundry offers ease and convenience. The large primary suite has a spacious walk in closet and a wonderful ensuite with separate tub and shower. There's two good sized kids rooms on the upper level and one even features another walk in closet. Outside, the large corner yard is a true highlight. Whether you're hosting summer barbecues, playing with pets, or simply enjoying the tranquility of your own space, the possibilities are endless. The detached garage is a great addition, offering secure parking, extra storage, or even the potential for a workshop or studio. The lower level awaits your design ideas, ready for development with a bathroom rough-in and large windows for future bedrooms. Located in a prime neighbourhood with easy access to local shops, parks, schools, and major transportation routes, this home offers convenience and a sense of community. Don't miss the opportunity to make this beautifully updated house your forever home. Schedule a showing today and see all that it has to offer!**

Inclusions: **Fridge, gas stove, dishwasher, microwave, washer, dryer, all window coverings, garage opener with 1 remote**

Property Listed By: **CIR Realty**

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









