

225 RIVER HEIGHTS Drive, Cochrane T4C 2A4

MLS®#: **A2188913** Area: **River Heights** Listing Date: **01/21/25** List Price: **\$459,900**
 Status: **Pending** County: **Rocky View County** Change: **+\$10k, 22-Jan** 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: **2,743 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane**
 Park Feat: **Parking Pad**

Finished Floor Area
 Abv Sqft: **1,370**
 Low Sqft:
 Ttl Sqft: **1,370**

DOM

11
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`4" x 6`9"	Dining Room	Main	9`6" x 8`11"
Living Room	Main	15`9" x 12`9"	Mud Room	Main	5`9" x 5`5"
2pc Bathroom	Main	5`2" x 4`11"	Laundry	Main	5`9" x 5`3"
Bedroom - Primary	Second	12`9" x 11`0"	3pc Ensuite bath	Second	9`1" x 4`11"
Walk-In Closet	Second	5`11" x 4`11"	Bedroom	Second	10`1" x 9`4"
Bedroom	Second	10`2" x 9`9"	4pc Bathroom	Second	7`11" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1510182

Zoning:
R-MX

Remarks

Pub Rmks: **Welcome to 225 River Heights Dr in the Heart of Cochrane, AB. This Clean and Modern Semi Detached is the perfect place to call home! The entry way is large with closet storage leading into a spacious and bright living room. Vinyl flooring throughout with a good sized dining area open to the trendy kitchen featuring stainless appliances and huge pantry. You'll love the back door mud area with it's built in bench and designated laundry room. A 2pc powder room completes the main. On the second level there are 3 generous sized bedrooms. The primary with its own 3pc ensuite and walk in closet. The 2 other bedrooms are light and bright ,sharing a 4pc hallway bath. The basement is a blank slate ready to be transformed to your liking. With mechanical neatly to the side and bathroom rough in, development would be a breeze. The back deck and yard are a decent size...fully fenced with parking pad out back. A perfect property at an affordable price point. Call today for your private Tour.**

Inclusions: **Window Coverings & Shed**
Property Listed By: **Real Broker**

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









