



THE
A-TEAM

**RE/MAX
FIRST**

133 RIVER HEIGHTS Crescent, Cochrane T4C 0J5

MLS®#: **A2193417** Area: **River Heights** Listing Date: **02/13/25** List Price: **\$609,900**
 Status: **Pending** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2009**
Lot Information
 Lot Sz Ar: **3,439 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,714**
 Low Sqft:
 Ttl Sqft: **1,714**

DOM

9
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **0**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped**
 Park Feat: **Alley Access,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other,Private Yard,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Central Vacuum,Kitchen Island,Laminate Counters,No Smoking Home,Pantry,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`8" x 5`1"	Dining Room	Main	11`1" x 11`10"
Kitchen	Main	14`10" x 8`8"	Living Room	Main	15`5" x 19`10"
Office	Main	5`8" x 8`10"	4pc Bathroom	Upper	7`0" x 8`1"
5pc Ensuite bath	Upper	9`4" x 12`3"	Bedroom	Upper	10`5" x 9`0"
Bedroom	Upper	10`1" x 10`9"	Laundry	Upper	7`0" x 6`2"
Bedroom - Primary	Upper	13`10" x 15`10"	4pc Bathroom	Basement	6`7" x 5`6"
Bedroom	Basement	13`3" x 10`11"	Exercise Room	Basement	4`11" x 11`10"

**Game Room
Furnace/Utility Room**

**Basement
Basement**

**12`4" x 16`6"
6`3" x 11`7"**

Storage

Basement

5`8" x 9`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-LD

0912151

Remarks

Pub Rmks:

4 BEDROOMS | 3.5 BATH | MAIN FLOOR OFFICE | NEW FLOORING | Welcome home to 133 River Heights Crescent! This fully developed SABLE home is located in the friendly community of River Heights, which is home to Bow Valley High School and an upcoming K-8. This fabulous, fully developed home offers new owners brand new vinyl plank floors and baseboards on the main and lower level. The kitchen appliances have all been updated in the past few years and upper floor laundry with storage will be a dream. The main floor office is perfect for those who work from home and it does not take away any space from the living room area. The upper level features three generous-sized bedrooms including the primary. A four-piece bath and 5-piece ensuite with a soaker tub to relax, finish off the upper level. As you retreat downstairs, you can enjoy many family movie or game nights in the cozy rec space. Another four-piece bath, huge bedroom, gym area, and plenty of storage complete the lower level. The backyard is beautiful in summer with an expansive deck, flower boxes, and fire pit area. Fully fenced with a shed, and space to build your future garage. Don't delay and book your showing today!

Inclusions:
Property Listed By:

**Projector and screen in basement, TV arm in living room
First Place Realty**

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











