$589,900 - 84 River Heights Boulevard, Cochrane

MLS® #A2207566

$589,900
4 Bedroom, 4.00 Bathroom, 1,584 sqft
Residential on 0.08 Acres

River Song, Cochrane, Alberta

Welcome to this elegant two-storey home, designed with an open floor plan and beautiful hardwood flooring . The kitchen is a true highlight, featuring a spacious island with two outlets, stunning granite countertops, a bright dining nook, and a generous great room complete with a cozy gas fireplace. The main floor also offers the convenience of a well-placed laundry area and a 2-piece bath. Upstairs, you'll find a roomy master bedroom with a 4-piece ensuite and a walk-in closet with custom built-ins. The upper level also includes two additional spacious bedrooms and a full 4-piece bathroom. The finished basement offers a grand family room. A good sized fourth bedroom and full bath complete this basement with the same scale as the rest fo the house. The utilities are neatly tucked away, leaving you with a flexible space. The oversized basement windows allow for plenty of natural light. Step outside to enjoy the sunny back deck, featuring low-maintenance metal railings, and an expansive south-facing yard perfect for outdoor relaxation. With a playground just steps away, 4 km of trails nearby, and schools within walking distance, this home is ideally situated. It's move-in readyâ€”nothing left to do but settle in and enjoy!

Built in 2014

Essential Information

MLS® #	A2207566
Price	$589,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,584
Acres	0.08
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	84 River Heights Boulevard
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0J6

Amenities

Parking	Off Street

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Built-In Refrigerator, Dishwasher, Microwave Hood Fan, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 2nd, 2025
Days on Market	20
Zoning	R-LD

Listing Details

Listing Office	eXp Realty

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