

# \$574,900 - 84 River Heights Boulevard, Cochrane

MLS® #A2207566

**\$574,900**

4 Bedroom, 4.00 Bathroom, 1,584 sqft

Residential on 0.08 Acres

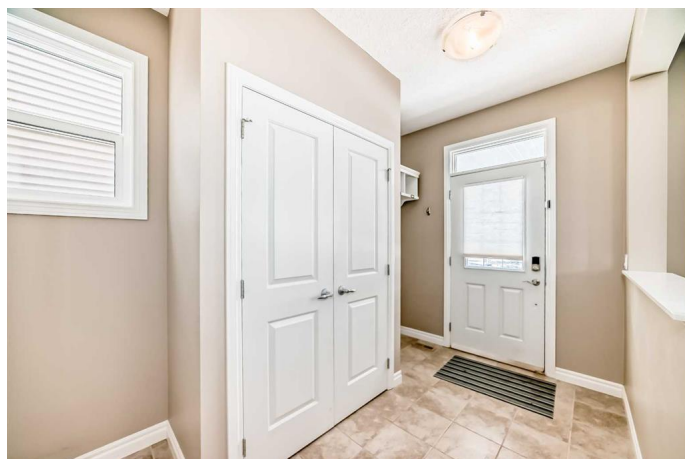
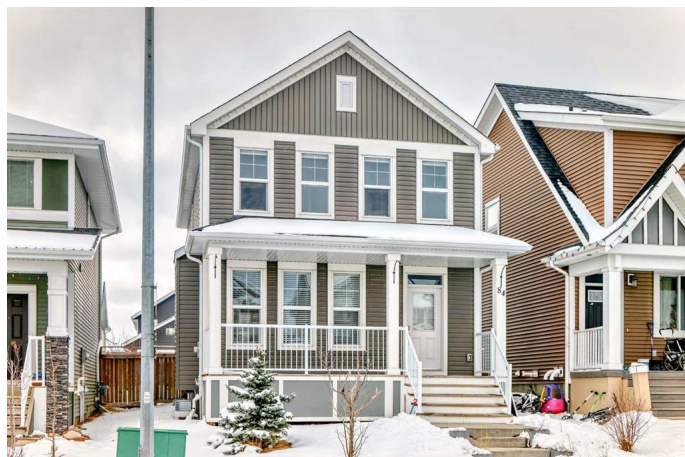
River Song, Cochrane, Alberta

**\*OPEN HOUSE SAT MAY 3 from 12-2PM\***

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 of 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 ready—nothing left to do but settle in and enjoy!

Built in 2014

## Essential Information



MLS® #	A2207566
Price	\$574,900
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
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### **Interior**

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s), Breakfast Bar, Storage
Appliances	Dishwasher, Microwave Hood Fan, Window Coverings, Built-In Refrigerator, Stove(s), Washer/Dryer
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	46
Zoning	R-LD

**Listing Details**

Listing Office	eXp Realty
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