

# \$599,900 - 84 River Heights Boulevard, Cochrane

MLS® #A2207566

**\$599,900**

4 Bedroom, 4.00 Bathroom, 1,584 sqft

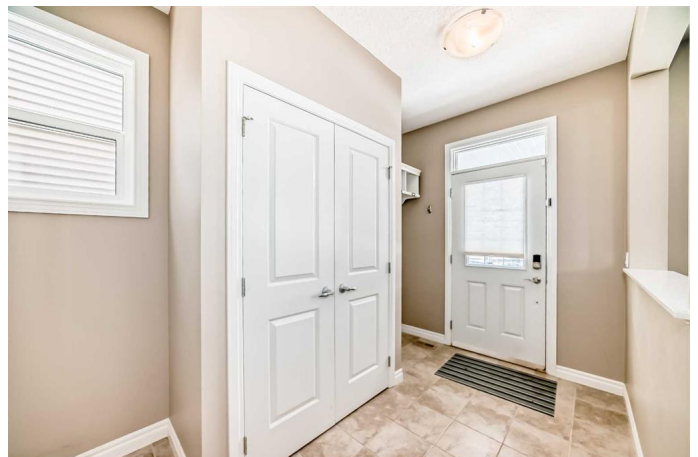
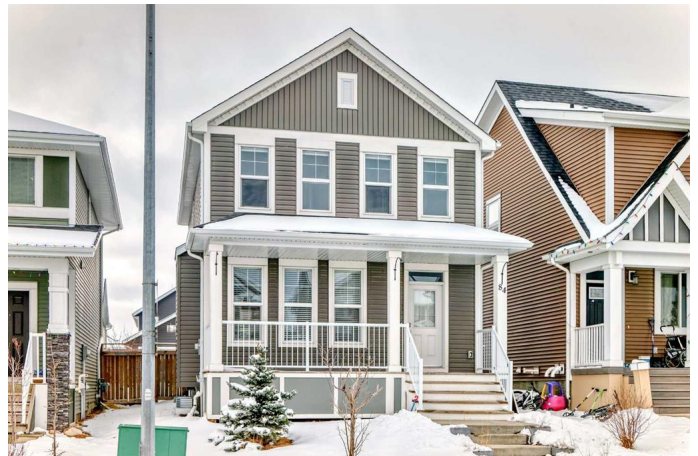
Residential on 0.08 Acres

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 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	\$599,900
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	15
Zoning	R-LD

**Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.