

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

MLS® #A2207566

\$599,900

4 Bedroom, 4.00 Bathroom, 1,584 sqft

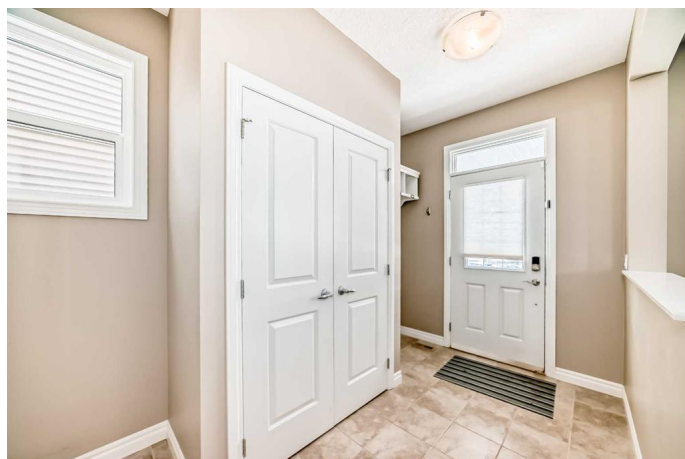
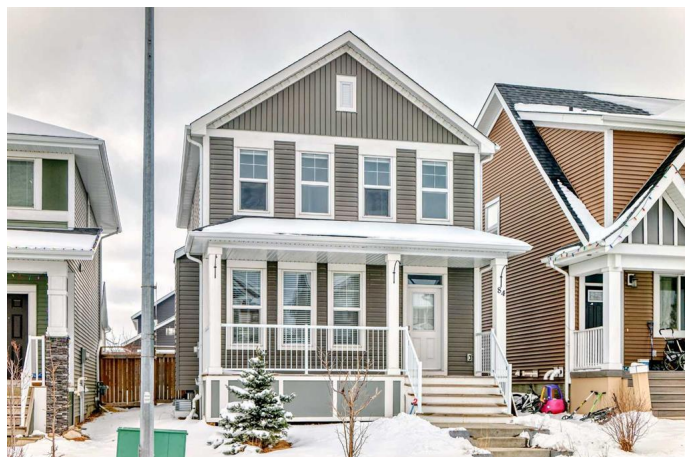
Residential on 0.08 Acres

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 | 16 |
| Zoning | R-LD |

Listing Details

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

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