

**421 River Heights Drive
Cochrane, Alberta**

MLS # A2173699



\$817,000

Division:	River Song		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,513 sq.ft.	Age:	2008 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Lawn, Level, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Tankless Hot Water, Wired for Sound		

Inclusions: TV and mount in movie room, Pioneer Receiver and all AV equipment and couch in Movie room, TV & sound bar in Gym, TV in garage, Vivent /Telus alarm system, Telus modem, Red bar fridge & popcorn maker, Gas BBQ, large shed

Check out 421 River Heights Drive. This incredible home comes with over 3400 sq ft of living space, a Triple car heated garage on an over sized corner lot. The house features a beautiful office with built in cabinets and coffered ceiling, open concept kitchen/dining/living room with newer white cabinets to the ceiling, walk through pantry with built in shelving, stainless appliances, granite counters and large flat island with sink in it makes great entertaining space. Gas fireplace make the living room a cozy space. Lots of windows to overlook the fully landscaped yard with deck, lower patio, trees and shrubs . Open maple railing to the upper level which has 3 bedrooms, a built in computer station area, and large bonus room. Extremely cool sliding barn door to the master ensuite with 2 sinks, soaker tub, upgraded shower with glass doors, large walk in closet with built ins. Lower level has secret theatre room, exercise room that could be another bedroom, dry bar, and Contemporary 3 piece bath. Just installed top of the line high efficiency furnace. Central AC for our hot summer months. All on a great corner lot with lots of space for kids and friends to play. Short walk to school and great walking and biking paths in the community. Extra driveway space is a plus. Call to view before its gone.