

**393 River Heights Drive**  
**Cochrane, Alberta**

**MLS # A2269927**



**\$612,900**

<b>Division:</b>	River Song		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,007 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	None		

Welcome to 393 River Heights Drive &mdash; a warm and inviting Calbridge-built family home that offers space, comfort, and incredible value in one of Cochrane's most loved neighbourhoods. Thoughtfully designed with family living in mind, this home features a bright, open layout, generous room sizes, and timeless details throughout. Step inside to a cathedral-style entryway with elegant tile flooring, leading into the main floor with 9 ft ceilings and a welcoming great room centered around a gas fireplace with stone surround and mantle. The island kitchen is the heart of the home, featuring granite countertops, stainless steel appliances, a gas stove, and a convenient walk-through pantry that connects to the mudroom and laundry area. A 2-piece bath completes the main level. Upstairs, you'll find a spacious bonus room wired for surround sound, perfect for family movie nights, plus a large office nook that fits a full-sized desk. The second and third bedrooms are bright and roomy, giving everyone their own comfortable space. The primary suite is a true retreat, with a feature wall, space for a king-sized bed, and a luxurious 5-piece ensuite complete with double vanities, a soaker tub, separate shower w/ tile surround, walk-in closet, and linen closet. Downstairs, the finished basement adds extra flexibility with a fourth bedroom, rec rm/media area, office nook, and bathroom rough-in &mdash; ideal for guests, hobbies, or future development. Outside, enjoy your Duradeck deck with aluminum railing & gas line, perfect for BBQs and summer evenings. The double attached garage features an 8'squo; door, and is insulated and drywalled for year-round use. While a few minor touch-ups would bring this home to its full shine (such as some cabinetry touch ups and cosmetic updates), they've been thoughtfully accounted for in the price &mdash; leaving

plenty of room to personalize and add your finishing touches. Located near schools, parks, playgrounds, and Cochrane’s beautiful River pathways, this home offers the perfect balance of space, comfort, and community. Book your viewing today!