

# \$674,900 - 125 River Heights View, Cochrane

MLS® #A2214200

## \$674,900

2 Bedroom, 3.00 Bathroom, 1,241 sqft

Residential on 0.09 Acres

River Heights, Cochrane, Alberta

THESE BUNGALLOW VILLAS RARELY COME ON THE MARKET! IMMACULATE MOVE IN READY CONDITION | LOW CONDO FEE \$348.08 | AIR CONDITIONED | INSULATED DOUBLE ATTACHED GARAGE | NO PET RESTRICTIONS | PRIVATE STREET | Welcome to 125 River Heights View, located in the PREMIERE retirement COMMUNITY of River Heights garden Residences! This home exudes pride of ownership! Upon entry the front Sitting room / Den could be repurposed as a second upstairs bedroom, if one wished. The open concept main floor boasts recent updates and improvements with NEW LUXURY VINYL FLOORING THROUGHOUT, and new shutters on windows. The kitchen is the focal point of entertaining in any home and this property does not disappoint, with CUSTOM AMARETTO CABINETRY, white STONE COUNTERTOPS, central kitchen island, as well as stainless steel appliances and an UPGRADED GAS STOVE for the chef! Upgraded light fixtures give this home a modern feel and the front sitting and dining room have a cozy GAS FIREPLACE (one of two in the home). The main floor entertaining space expands onto the huge WRAP-around REAR DECK that benefits from outstanding private VIEWS that are sheltered from those westerly breezes, there is also a BBQ gas line for the grill! The Master Suite has a CUSTOM SHOWER as well as DOUBLE VANITIES and corian countertops. There is an oversized 2 piece bath with convenient upstairs laundry



and extra storage. The basement adds loads of extra space with its large family / games room that could easily accommodate a pool table if one wished. The SECOND GAS FIREPLACE will heat the space quickly in those cool winter months (the lower level also has IN FLOOR HEATING throughout). The downstairs bedroom and full 4 piece bath are great for visiting friends and family. The mechanical room has ample space for storage and is currently serving a second purpose as a home gym! This complex is conveniently located with quick access to highway 22, Calgary or west to the mountains, while being quiet and private with its ample pathways for cycling or walking the dog and is only a quick 5 minute drive to central Cochrane with all the services one could need! This self managed complex is extremely healthy and well funded! Book your showing before this one is gone!

Built in 2007

### **Essential Information**

MLS® #	A2214200
Price	\$674,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,241
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	125 River Heights View
Subdivision	River Heights

City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0E6

### **Amenities**

Amenities	Parking, Trash, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Stone Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Level, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 26th, 2025
Days on Market	3
Zoning	(R-MX)

### **Listing Details**

Listing Office	2% Realty
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