

# \$550,000 - 6 River Heights Boulevard, Cochrane

MLS® #A2219714

**\$550,000**

3 Bedroom, 3.00 Bathroom, 1,537 sqft

Residential on 0.08 Acres

River Song, Cochrane, Alberta

Welcome to this beautiful family home in heart of Cochrane's Riversong community. A former show home, this property has been lovingly maintained by its original owner. A full width front porch welcomes you into this home. Walking in, the foyer leads seamlessly into the large living room with a feature gas fireplace with wood and tile surround. The main floor has a mix of tile and newer wide plank hardwood flooring which is both warm and durable. The kitchen is well appointed with full height wood cabinetry, a large corner pantry, generous island, and gas stove. The adjacent dining area easily seats 8. The rear mudroom leads directly out to the back deck, yard, and parking area. Completing the main floor is a half bath discreetly located down a couple of stairs. The upper floor has two bedrooms served by a main bath as well as a large primary suite with a walk-in closet and 4 pc ensuite. The laundry is also conveniently located on the second floor. The window coverings throughout the home include both blinds and custom drapery. The basement is untouched and features a plumbing rough-in for a future bathroom and 2 egress windows. Just half a block from the playground, this home is ready for a new family to love it.

Built in 2010

## Essential Information

MLS® #

A2219714



Price	\$550,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,537
Acres	0.08
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	6 River Heights Boulevard
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0J4

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	8
Zoning	R-LD

### **Listing Details**

Listing Office	Real Broker
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