

# \$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 | 5                |
| Zoning         | (R-MX)           |

### Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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