

41 River Heights Drive Cochrane, Alberta

MLS # A2245879

\$489,000



Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	(R-MX)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	washer, dryer, dishwasher , refrigerator, stove, window coverings - all		

3 BED | 3 BATH | LIKE-NEW CONDITION | NO CONDO FEES |

Welcome to

41 River Heights Drive – an exceptional opportunity for first-time buyers or savvy investors! Located in the sought-after, family-friendly community of River Heights, this move-in ready home offers quick access to Highway 22, Calgary, and the majestic Rocky Mountains. Step inside to a bright and open main floor featuring luxury vinyl plank flooring, large windows that flood the space with natural light, and a modern kitchen equipped with stainless steel appliances, sleek white cabinetry, and quartz countertops throughout. Upstairs, the thoughtfully designed layout includes a spacious primary suite with a private 3-piece ensuite, two additional bedrooms, a 4-piece main bath, and the convenience of upper-floor laundry. The undeveloped basement comes with a separate side entrance, offering excellent potential for a future development by a creative investor or as an additional living space. Outside, enjoy sunny south-facing exposure, a large rear deck, and a paved rear lane with plenty of room for parking and a future double garage. Whether you're looking to move in or invest, this home delivers space, flexibility, and value in one of Cochrane's top communities. Book your private showing today and imagine the possibilities!