

# \$389,000 - 3, 20 River Heights View, Cochrane

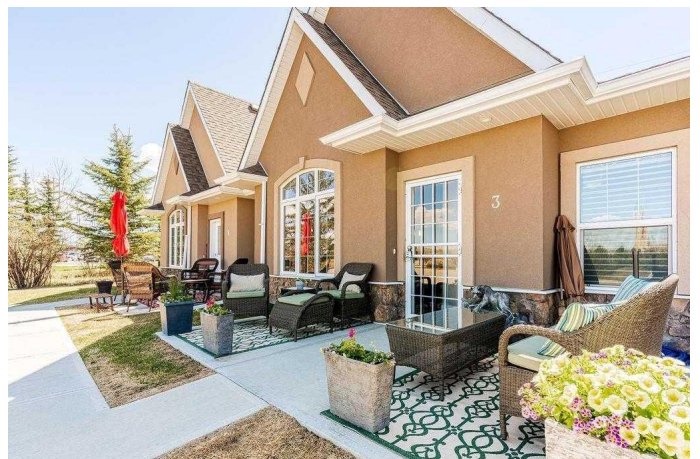
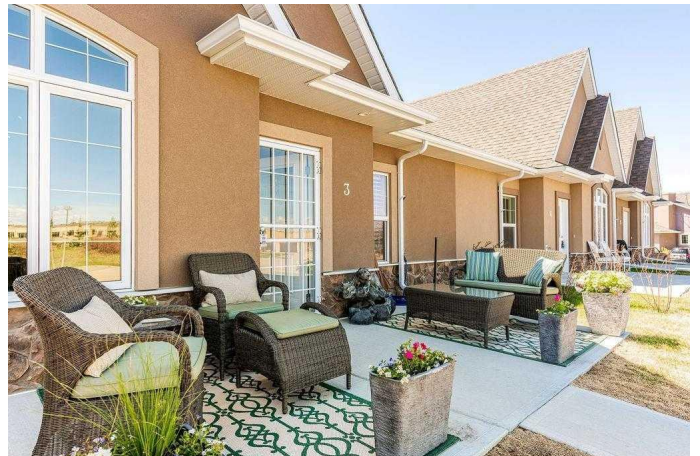
MLS® #A2199786

**\$389,000**

1 Bedroom, 2.00 Bathroom, 960 sqft  
Residential on 0.03 Acres

River Heights, Cochrane, Alberta

LUXURY & contemporary Adult (45+) living at its finest. Welcome home to River Heights Garden Residences where this stunning property is ready to be loved by its next owner as much as it has been by the current one! This single-level bungalow unit is perfect for seniors or anyone that may have mobility challenges " as this home features no stairs! This home is situated in a quiet, well cared for complex, offering a reassuring 'Lock & Go' lifestyle. It's a frequent occurrence to see deer and other wildlife wander by as you gaze out your living room window, highlighted by beautiful Hunter Douglas power blinds. Your private entrance with a large patio and your attached garage are features of this home that are highly sought after. This home features nearly 1,000 Sq. Ft of living space. Walking into your new home you will LOVE the stunning vaulted/cathedral ceilings. The beautiful kitchen features stunning appliances, including built-in microwave & wall oven. This kitchen will immediately draw you in, allowing you to dream of the meals you will create and the baking you can do! The light-tone cabinetry complements the beautiful backsplash and countertops! The current owner of this exceptional home chose to put the dining room in the flex-space; however, the possibilities are endless for this space: home office, den, craft room, library, gym or more in this fabulous feature! You will enjoy the 1.5 bathrooms " a full ensuite bathroom off the bedroom + a ½ bath for your visitors. The



bedroom is large and features a walk-in closet! The ensuite features a bright space, complete with a walk-in shower, pedestal sink, and plenty of storage! You have a large laundry room / mud room, complete with folding shelf, making laundry a breeze! The ATTACHED oversized single car garage (20'x11') allows you to keep your vehicle warm year-round and provides ease of access so you don't slip in the winter months. Living at River Heights Garden Residences offers a maintenance free lifestyle, where you can simply enjoy your beautiful home and never worry about exterior maintenance. Your condo fees include everything except for gas and electricity! River Heights Garden Residences is not only a place to call home, but it's a lifestyle revered by many, which is why homes in this complex don't come on the market often! This home has close proximity to Cochrane's beautiful River Valley, local shopping, and major roadways to quickly access Calgary and/or the beautiful Rocky Mountains!

Built in 2014

### Essential Information

MLS® #	A2199786
Price	\$389,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	960
Acres	0.03
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

## Community Information

Address	3, 20 River Heights View
Subdivision	River Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0M9

## Amenities

Amenities	Snow Removal, Trash, Visitor Parking, Other
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, Other, Private Entrance
Lot Description	Other
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 6th, 2025
Days on Market	8
Zoning	R-MX

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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