



512 River Heights Green , Cochrane, Alberta - \$649,900



Main Photo

Property Description

This pristine Jayman-built "Opus" offers 4 bedrooms, 3.5 bathrooms, and a bonus room, all wrapped in thoughtful upgrades and a prime location in the scenic community of Riversong.

Enjoy privacy with a park right across the street, plus southern exposure that fills the backyard with warm evening sunshine. Outdoor living is effortless with low-maintenance landscaping, Gemstone Soffit exterior lighting, a gas BBQ hookup, an elevated deck, and a lower patio—perfect for relaxing or entertaining. An oversized 24' x 24' garage—insulated, drywalled, heated, wired for 220 V, and complete with an 8' x 18' door—adds incredible functionality for vehicles, hobbies, or storage.

Inside, the open-concept main level impresses with 9' ceilings, built-in speakers, and a top of the line kitchen featuring stainless steel appliances, ample counter space, and a sink overlooking the backyard. A separated dining space offers flexibility for casual family dinners or more formal gatherings.

Upstairs, three bedrooms include a bright primary retreat with ensuite, complemented by a spacious



bonus room perfect for family movie nights or a play area. A full bathroom serves the additional bedrooms, while a half bath on the main level adds convenience.

The fully finished builder-developed basement extends your living space with 9' ceilings, wiring for a projection TV and surround sound, a large rec room, fourth bedroom, and another full bathroom—ideal for guests or growing families.

Steps from pathways, the Bow River, and rolling hills, Riversong blends small-town charm with natural beauty and easy access to Calgary, schools, and local amenities.

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