\$679,000 - 271 River Heights Crescent, Cochrane

MLS® #A2263116

\$679,000

3 Bedroom, 4.00 Bathroom, 1,898 sqft Residential on 0.09 Acres

River Song, Cochrane, Alberta

Welcome to this well-maintained two-storey, front-drive home in the sought-after community of River Heights. Designed with comfort, function, and style in mind, this home is ideal for growing families.

The main floor showcases a bright and OPEN-CONCEPT layout, filled with natural light from numerous LARGE WINDOWS. The kitchen is a highlight with its GRANITE COUNTERTOPS, stainless steel appliances, LARGE BREAKFAST BAR, and WALK-IN PANTRYâ€"perfect for family meals or entertaining. The adjoining dining area and cozy living room create a warm and inviting atmosphere.

Upstairs, you'II find three generously sized bedrooms, including a spacious primary bedroom featuring a 4-piece ENSUITE with a SOAKING TUB, SEPARATE SHOWER and WALK-IN CLOSET. A bonus room adds extra flexibility for a playroom or media space, while the UPSTAIRS LAUNDRY and additional bathroom add to your daily convenience.

The FULLY FINISHED BASEMENT expands your living space with a large family room, stylish WET BAR, full bathroom, and an additional room currently used as a bedroomâ€"ideal for guests, a home office, or a den.

Step outside to the fully fenced, north-facing







backyardâ€"beautifully TREED for added privacy. Whether you're enjoying quiet mornings, summer BBQs, or watching the kids play, this outdoor space offers something for everyone.

Located close to schools, walking paths, Cochrane amenities, and the Spray Lakes Recreation Centre, this home is perfectly situated in a quiet, family-friendly neighbourhood.

Don't miss your chance to call this wonderful River Heights property home!

Built in 2014

Essential Information

MLS® # A2263116 Price \$679,000

Bedrooms 3
Bathrooms 4.00
Full Baths 3

Half Baths 1

Square Footage 1,898 Acres 0.09 Year Built 2014

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 271 River Heights Crescent

Subdivision River Song
City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 0V2

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Breakfast Bar, Granite Counters, Open Floorplan, Pantry, Soaking Tub,

Walk-In Closet(s), Wet Bar

Appliances Dishwasher, Electric Oven, Garage Control(s), Microwave Hood Fan,

Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes
Basement Full

Exterior

Exterior Features None

Lot Description Back Yard, Treed Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 10th, 2025

Days on Market 25

Zoning R-LD

Listing Details

Listing Office eXp Realty

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