

\$649,900 - 219 River Heights Green, Cochrane

MLS® #A2265442

\$649,900

4 Bedroom, 4.00 Bathroom, 1,701 sqft

Residential on 0.08 Acres

River Song, Cochrane, Alberta

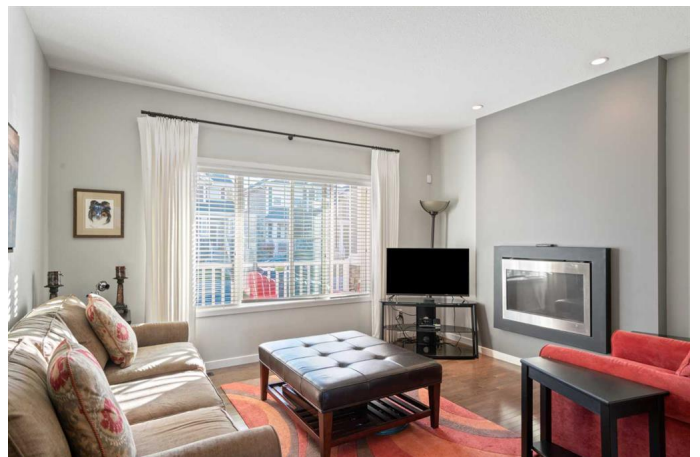
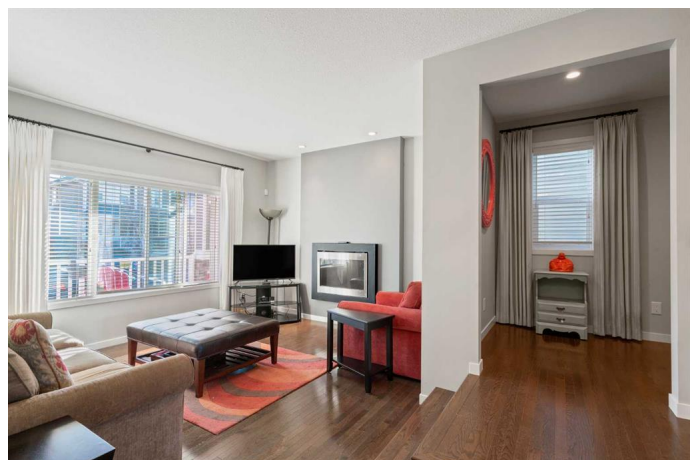
Welcome to the Ultimate Upgraded Former Ovation Showhome!

Step into the award-winning Ovation-designed home — a fully developed, move-in-ready masterpiece featuring four bedrooms, three and a half bathrooms, and an oversized double garage. This exceptional property showcases every imaginable upgrade and design enhancement you™d expect from a former showhome.

From the moment you enter, you™ll notice the superior craftsmanship, dark-stained oak floors, and oversized windows that flood the open-concept living space with natural light. The inviting great room centers around a beautiful fireplace and flows seamlessly into the spacious dining area and chef-inspired kitchen.

The kitchen is a true showstopper, featuring dark-stained wood cabinetry, quartz countertops, and a classic subway tile backsplash that extends to the ceiling, with a lowered bulkhead for a sleek, finished look. Additional upgrades include under-cabinet and over-sink lighting with dedicated wall switches, a built-in water filtration system, and new stainless steel appliances—including a microwave, faucet, and recently replaced dishwasher.

Upstairs, the luxurious primary suite features



vaulted ceilings, a walk-in closet, and a five-piece ensuite with designer finishes. Two additional bedrooms, a four-piece main bathroom, and an upstairs laundry room with upper shelving, a convenient folding counter, and a new dryer complete this level.

The fully finished lower level offers an impressive entertainment space with in-ceiling surround sound throughout the whole house, a three-piece bathroom, and a large bedroom that comfortably fits a king-sized bed, two oversized end tables, and more. An alcove area—currently set up as a music room—and a generous walk-in closet make this space both functional and inviting.

Additional features include:

Year-round comfort with a large A/C unit

In-wall vacuum system

Water and salt saver soft water system

Large freezer inclusion

Oversized paved back lane leading to the 24' x 24' double garage with two rafter tire racks for extra storage

Welcome to Cochrane!

Nestled in the highly sought-after community of Riversong, this home offers the perfect blend of comfort, style, and location. Enjoy being within walking distance of schools, parks, athletic fields, and picturesque pathways along the Bow River.

Whether you™re a growing family, a busy household, or simply looking to settle into your forever home, this stunning Ovation-designed property delivers unmatched quality, thoughtful

upgrades, and timeless appeal.

Make this extraordinary home yours today –
book your private viewing before it’s gone!

Built in 2013

Essential Information

MLS® #	A2265442
Price	\$649,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,701
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	219 River Heights Green
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0S3

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Central Vacuum, High Ceilings, No Smoking Home, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Electric

	Stove, Electric Water Heater, Freezer, Garage Control(s), Microwave, Refrigerator, Washer, Water Conditioner, Water Purifier
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mixed
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2025
Days on Market	10
Zoning	R-1

Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.