# \$517,500 - 2 River Heights Crescent, Cochrane

MLS® #A2244825

# \$517,500

3 Bedroom, 3.00 Bathroom, 1,503 sqft Residential on 0.10 Acres

River Heights, Cochrane, Alberta

OPEN HOUSE SATURDAY AUGUST 16, 1PM - 3PM | Welcome to this charming two-storey half duplex located on a desirable corner lot in the peaceful community of River Heights. This home offers a functional layout with a cozy yet spacious feel, perfect for families or first-time buyers. The kitchen features rich DARK CABINETRY, BLACK APPLIANCES, and WHITE LAMINATE countertops on the ISLAND with a BREAKFAST BARâ€"ideal for casual dining or entertaining.

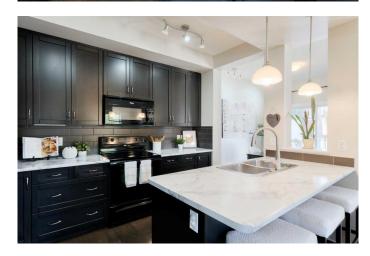
The bright and airy living room flows seamlessly into the adjacent dining area, both filled with natural light from LARGE WINDOWS and a patio door that opens to the OVERSIZED, PRIVATE and beautifully LANDSCAPED backyardâ€"your perfect outdoor retreat.

Upstairs, you'll find three generously sized bedrooms, including a primary bedroom complete with a WALK-IN CLOSET and a 4-piece ENSUITE. A second 4-piece bathroom provides convenience for family or guests.

The unfinished basement offers endless potential for future development to suit your lifestyleâ€"whether you envision a recreation room, home gym, or additional bedroom. Additional features include CENTRAL AIR CONDITIONING to keep you comfortable year-round and a SINGLE ATTACHED







#### GARAGE for added convenience.

Located within walking distance to schools, parks, the Bow River, and nearby amenities, this home blends comfort, privacy, and a family-friendly location. Don't miss this fantastic opportunity to own in River Heights!

#### Built in 2008

## **Essential Information**

MLS® # A2244825 Price \$517,500

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,503 Acres 0.10 Year Built 2008

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 2 River Heights Crescent

Subdivision River Heights

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 0J3

## **Amenities**

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Kitchen Island

Appliances Central Air Conditioner, Dishwasher, Electric Oven, Garage Control(s),

Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air Cooling Central Air

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Private Yard
Lot Description Corner Lot

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed August 1st, 2025

Days on Market 12

Zoning R-MX

# **Listing Details**

Listing Office eXp Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.