

# \$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 BAR—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 backyard—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  
lifestyle—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
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