

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

MLS® #A2263116

**\$679,000**

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

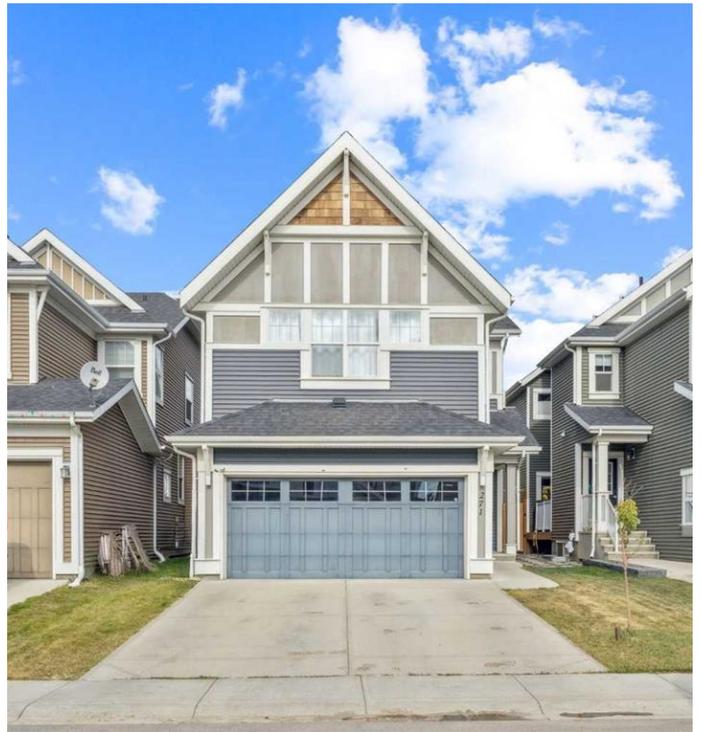
River Song, Cochrane, Alberta

OPEN HOUSE SATURDAY OCTOBER 25  
from 1PM - 3PM | 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  
PANTRY—perfect for family meals or  
entertaining. The adjoining dining area and  
cozy living room create a warm and inviting  
atmosphere.

Upstairs, you™ll 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  
bedroom—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.

Donâ€™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	Finished, 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	14
Zoning	R-LD

## Listing Details

Listing Office	eXp Realty
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