

# \$569,900 - 326 River Heights Crescent, Cochrane

MLS® #A2210457

**\$569,900**

3 Bedroom, 3.00 Bathroom, 1,688 sqft

Residential on 0.07 Acres

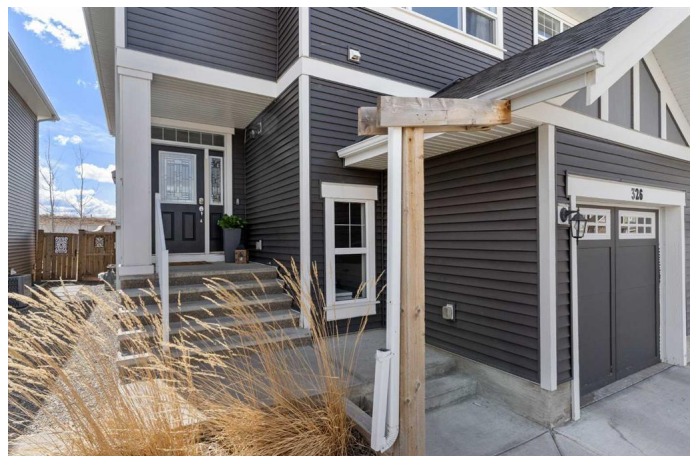
River Song, Cochrane, Alberta

Welcome HOME to this beautifully designed 3 bedroom, 2 and a 1/2 bath OPEN CONCEPT Duplex that perfectly blends comfort, style, and privacy. Located in the quiet, sought after RIVERSONG neighbourhood, this gem boasts UNOBSTRUCTED MOUNTAIN VIEWS and NO BACK NEIGHBOURS giving you the ultimate sense of space and serenity.

Step inside to a BRIGHT AND AIRY LAYOUT, where NATURAL LIGHT pours in through LARGE WINDOWS, highlighting the seamless flow between the kitchen, dining, and living areas. The open concept design is perfect for both everyday living and entertaining, with modern finishes throughout and plenty of room to spread out.

Upstairs, youâ€™ll find three spacious bedrooms, including a TRANQUIL PRIMARY SUITE with a PRIVATE ENSUITE and WALK IN CLOSET WHERE YOU CAN WATCH THE NORTHERN LIGHTS with UNOBSTRUCTED VIEWS TO THE NORTH. The additional bedrooms offer flexibility for family, guests, or a home office setup. Finishing this level is the spacious family room with MOUNTAIN VIEWS, AND THE AMAZING SOUTH EXPOSURE WITH INCREDIBLE LIGHT. Finishing off this level is the main bathroom as well as convenient laundry area.

Enjoy PEACEFUL MORNINGS OR SUNSET EVENINGS from your BACKYARD OASIS,



and total privacy. With NO REAR NEIGHBOURS, it's like having your OWN PRIVATE ESCAPE just steps from home. Added features to this home are the AIR CONDITIONING, CULLIGAN OSMOSIS WATER SYSTEM, GAS FIREPLACE, GAS BBQ LINE, open concept basement waiting for your creative finishing and decorating ideas, PLUS a SINGLE ATTACHED GARAGE.

This is MOUNTAIN LIVING AT IT'S FINEST, close to schools, parks, shopping and so much more! Don't miss your chance to own this RARE FIND and make it your new HOME!

Built in 2015

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2210457               |
| Price          | \$569,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,688                  |
| Acres          | 0.07                   |
| Year Built     | 2015                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 326 River Heights Crescent |
| Subdivision | River Song                 |
| City        | Cochrane                   |
| County      | Rocky View County          |
| Province    | Alberta                    |
| Postal Code | T4C 0J3                    |

### Amenities

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                   |
| Parking        | Driveway, Garage Door Opener, Garage Faces Front, On Street, Single Garage Attached |
| # of Garages   | 1                                                                                   |

## Interior

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry                                                                                       |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings, Electric Oven, Water Purifier |
| Heating           | Forced Air, Natural Gas, Fireplace(s)                                                                                                                                           |
| Cooling           | Central Air, Full                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                                               |
| Fireplaces        | Gas, Living Room, Mantle, Stone                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                             |
| Basement          | Partial, Partially Finished                                                                                                                                                     |

## Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Playground, Private Entrance, Private Yard                                            |
| Lot Description   | Back Yard, Landscaped, Lawn, No Neighbours Behind, Private, Rectangular Lot, Views, Street Lighting |
| Roof              | Asphalt Shingle                                                                                     |
| Construction      | Vinyl Siding, Wood Frame                                                                            |
| Foundation        | Poured Concrete                                                                                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 21              |
| Zoning         | R-MX            |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Hope Street Real Estate Corp. |
|----------------|-------------------------------|

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