# \$559,900 - 578 River Heights Crescent, Cochrane

MLS® #A2215538

## \$559,900

3 Bedroom, 3.00 Bathroom, 1,684 sqft Residential on 0.07 Acres

River Heights, Cochrane, Alberta

No Backyard Neighbours! Welcome to your new home - this former show home is located in the family friendly community of River Heights. Set back from the main road, the east-facing backyard offers a quiet and private space to enjoy your morning coffee. The bright and open kitchen connects seamlessly to the main floor living area, filled with natural light and thoughtful upgrades throughout, including A/C, a walk-in pantry, gas fireplace, double attached garage, a large foyer not often found in this style of home and low-maintenance front landscaping with a 2-piece bathroom completing the main level.

Upstairs, you'II find a spacious bonus room with a huge window, two bedrooms, a 4-piece bathroom, convenient upstairs laundry, and a primary bedroom with its own ensuite and walk-in closet. The basement is ready for future development to suit your needs.

Located close to playgrounds, schools, pathways, the Bow River, off-leash dog park, and everyday amenities like the Spray Lake Family Sports Centre and the new retail complex opening in Fall of 2025. This home offers easy access to everything Cochrane has to offer.







Built in 2012

### **Essential Information**

MLS® # A2215538 Price \$559,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,684
Acres 0.07
Year Built 2012

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 578 River Heights Crescent

Subdivision River Heights

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 0R9

### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Driveway, Garage Faces Front

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, No

Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s), Bathroom

Rough-in

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

Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener,

Window Coverings

Heating Fireplace(s), Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features BBQ gas line, Garden, Private Yard, Dog Run

Lot Description Backs on to Park/Green Space, City Lot, Few Trees, Landscaped, Lawn,

No Neighbours Behind, Rectangular Lot

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 28th, 2025

Days on Market 3

Zoning R-MX

# **Listing Details**

Listing Office Real Broker

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