

\$489,000 - 41 River Heights Drive, Cochrane

MLS® #A2245879

\$489,000

3 Bedroom, 3.00 Bathroom, 1,446 sqft

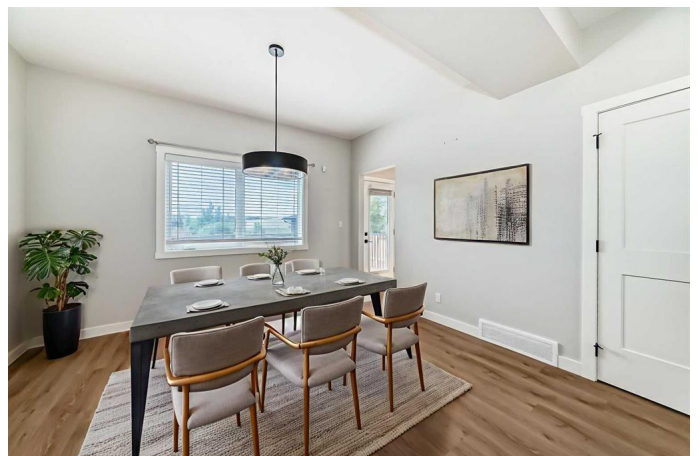
Residential on 0.06 Acres

River Heights, Cochrane, Alberta

3 BED | 3 BATH | LIKE-NEW CONDITION |
NO CONDO FEES |

Welcome to 41 River Heights Drive – an exceptional opportunity for first-time buyers or savvy investors! Located in the sought-after, family-friendly community of River Heights, this move-in ready home offers quick access to Highway 22, Calgary, and the majestic Rocky Mountains. Step inside to a bright and open main floor featuring luxury vinyl plank flooring, large windows that flood the space with natural light, and a modern kitchen equipped with stainless steel appliances, sleek white cabinetry, and quartz countertops throughout. Upstairs, the thoughtfully designed layout includes a spacious primary suite with a private 3-piece ensuite, two additional bedrooms, a 4-piece main bath, and the convenience of upper-floor laundry. The undeveloped basement comes with a separate side entrance, offering excellent potential for a future suite or additional living space. Outside, enjoy sunny south-facing exposure, a large rear deck, and a paved rear lane with plenty of room for parking and a future double garage. Whether you're looking to move in or invest, this home delivers space, flexibility, and value in one of Cochrane's top communities. Book your private showing today and imagine the possibilities!

Built in 2022



Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2245879 |
| Price | \$489,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,446 |
| Acres | 0.06 |
| Year Built | 2022 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 41 River Heights Drive |
| Subdivision | River Heights |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C0Y1 |

Amenities

| | |
|----------------|--------------------------------|
| Parking Spaces | 2 |
| Parking | Off Street, Parking Pad, Stall |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |

Basement Full, Unfinished

Exterior

Exterior Features Private Entrance, Private Yard
Lot Description Back Lane, Back Yard
Roof Asphalt Shingle
Construction Composite Siding, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed August 5th, 2025
Days on Market 2
Zoning (R-MX)

Listing Details

Listing Office 2% Realty

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