

\$695,000 - 271 River Heights Crescent, Cochrane

MLS® #A2246968

\$695,000

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

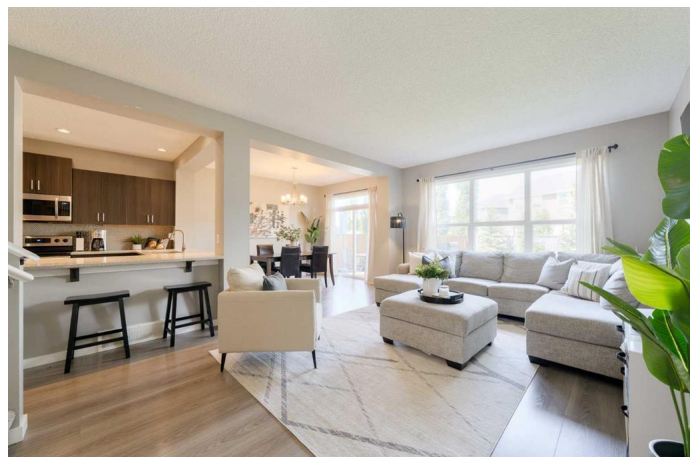
River Song, Cochrane, Alberta

OPEN HOUSE SATURDAY SEPTEMBER 6
from 1PM - 3PM | Welcome to this beautifully
maintained two-storey, front-drive home in
desirable River Heights. This property
combines functionality, comfort, and style for
the whole family.

The main floor features a unique,
OPEN-CONCEPT layout filled with natural
light from the MANY LARGE WINDOWS. The
kitchen is a standout with its GRANITE
counters, large BREAKFAST BAR,
STAINLESS STEEL APPLIANCES, and
PANTRY—perfect for both everyday living
and entertaining. Adjacent to the kitchen is a
bright dining area and a cozy living room,
creating a welcoming space for family
gatherings.

Upstairs, you™ll find three spacious
bedrooms including the primary retreat
complete with a 4-piece ENSUITE featuring a
SOAKING TUB, a STAND-ALONE SHOWER
and a WALK-IN CLOSET. A bonus room
provides extra living space, while the upstairs
laundry room and guest bathroom add
everyday convenience.

The FULLY FINISHED BASEMENT offers
even more living space with a comfortable
family room area with a stylish WET BAR, an
additional room, currently used as a bedroom
but could also function as an office or den, and
a full bathroom—ideal for guests or family



movie nights.

Step outside to the large, fully fenced, north-facing backyard, beautifully TREED for privacy and enjoyment. Whether you’re hosting summer BBQs or relaxing in the shade, this outdoor space has something for everyone.

Located close to schools, the amenities of Cochrane, walking paths, and the Recreation Centre, this home combines a quiet family-friendly location with easy access to everything you need.

Don’t miss the opportunity to make this exceptional River Heights property your new home!

Built in 2014

Essential Information

MLS® #	A2246968
Price	\$695,000
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, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Oven
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	August 18th, 2025
Days on Market	18
Zoning	R-LD

Listing Details

Listing Office	eXp Realty
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