

\$649,900 - 234 River Heights Green, Cochrane

MLS® #A2257109

\$649,900

3 Bedroom, 3.00 Bathroom, 1,692 sqft

Residential on 0.15 Acres

River Heights, Cochrane, Alberta

Beautiful SINGLE FAMILY home in the desired River Heights area. Featuring a DETACHED TRIPLE CAR GARAGE on a pie shape lot. This stunning property is ideal for families, hobbyists, or those seeking extra space to work or play.

Step inside to discover a bright and functional layout featuring a MAIN FLOOR OFFICE, SCRAPED ENGINEERED HARDWOOD, and WOOD CABINETRY throughout. The heart of the home is the stylish L-SHAPED KITCHEN, complete with GRANITE COUNTERS, UNDER-MOUNT LIGHTING, and stainless steel appliances. The cozy living area features a GAS FIREPLACE, perfect for cooler evenings, and opens onto a large SOUTH-EAST facing DECK with a charming PERGOLA, ideal for outdoor entertaining.

Upstairs you'll find 3 BEDROOMS, including a spacious primary bedroom with VAULTED CEILINGS and a pocket door to the ENSUITE featuring DOUBLE SINKS, WALK-IN CLOSET, and a STAND ALONE SHOWER. The main 4pc bath has LAMINATE COUNTERS, and the LAUNDRY ROOM with a countertop is conveniently located upstairs.

The home is finished to below with an UNFINISHED BASEMENT, offering room to grow with a BATHROOM ROUGH-IN, TV WITH WALL MOUNT, an OVERSIZED hot water tank and a water softener is also



included.

Need space for projects or toys? Don't miss the 29' x 29' HEATED GARAGE/SHOP with 110/220 POWER, its own ELECTRICAL PANEL, and additional space for RV PARKING. This space is perfect for a WORKSHOP, studio, or storage! Book a showing to see this home today!

Built in 2013

Essential Information

MLS® #	A2257109
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,692
Acres	0.15
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	234 River Heights Green
Subdivision	River Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0S3

Amenities

Parking Spaces	3
Parking	Heated Garage, Oversized, RV Carport, Triple Garage Detached
# of Garages	3

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Pie Shaped Lot, Few Trees
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025
Days on Market	14
Zoning	R-LD

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.