

\$679,000 - 271 River Heights Crescent, Cochrane

MLS® #A2263116

\$679,000

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

River Song, Cochrane, Alberta

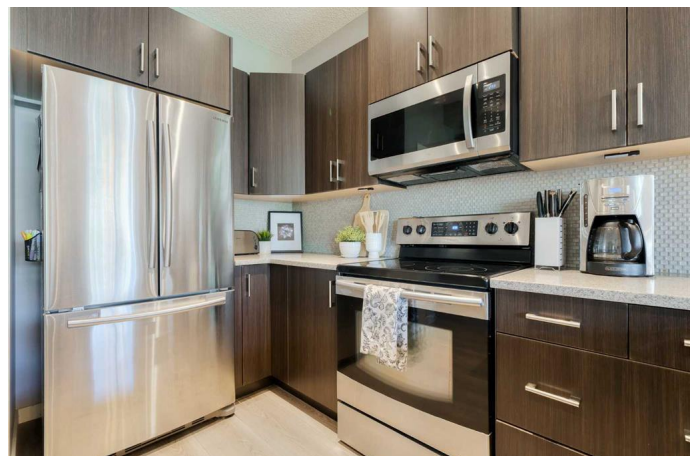
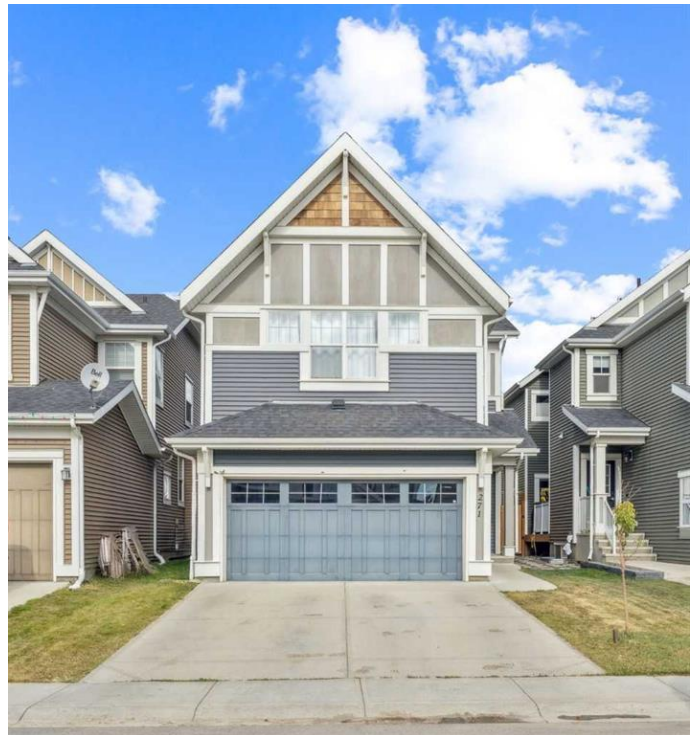
Welcome to this well-maintained two-storey, front-drive home in the sought-after community of River Heights. Designed with comfort, function, and style in mind, this home is ideal for growing families.

The main floor showcases a bright and OPEN-CONCEPT layout, filled with natural light from numerous LARGE WINDOWS. The kitchen is a highlight with its GRANITE COUNTERTOPS, stainless steel appliances, LARGE BREAKFAST BAR, and WALK-IN PANTRY—perfect for family meals or entertaining. The adjoining dining area and cozy living room create a warm and inviting atmosphere.

Upstairs, you™ll find three generously sized bedrooms, including a spacious primary bedroom featuring a 4-piece ENSUITE with a SOAKING TUB, SEPARATE SHOWER and WALK-IN CLOSET. A bonus room adds extra flexibility for a playroom or media space, while the UPSTAIRS LAUNDRY and additional bathroom add to your daily convenience.

The FULLY FINISHED BASEMENT expands your living space with a large family room, stylish WET BAR, full bathroom, and an additional room currently used as a bedroom—ideal for guests, a home office, or a den.

Step outside to the fully fenced, north-facing



backyardâ€™beautifully TREED for added privacy. Whether you're enjoying quiet mornings, summer BBQs, or watching the kids play, this outdoor space offers something for everyone.

Located close to schools, walking paths, Cochrane amenities, and the Spray Lakes Recreation Centre, this home is perfectly situated in a quiet, family-friendly neighbourhood.

Donâ€™t miss your chance to call this wonderful River Heights property home!

Built in 2014

Essential Information

MLS® #	A2263116
Price	\$679,000
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, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
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	October 10th, 2025
Days on Market	8
Zoning	R-LD

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.