

# \$610,000 - 46 River Heights Boulevard, Cochrane

MLS® #A2249589

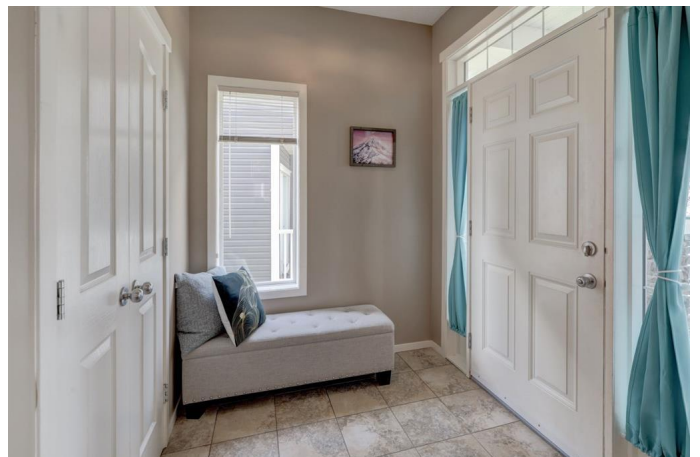
**\$610,000**

3 Bedroom, 3.00 Bathroom, 1,722 sqft

Residential on 0.12 Acres

River Heights, Cochrane, Alberta

Welcome to this beautiful property in River Heights, Cochrane! This lovely 3 bedroom, 2 ½ bath home is perfect for a family! The front of this home has curb appeal plus the exquisite landscaping, the stone trim and a cozy verandah! The front door entrance with a window and room for seating is the beginning of the homey interior. The comfy living room has a gas fireplace and a picture window that looks out over the verandah and front yard. To the right of the entrance is the dining room and kitchen. The kitchen is perfectly laid out with lots of cabinets, an island and a large south facing window over the sink facing the immaculate backyard! From the kitchen is a back entrance to a spacious deck large enough for furniture and a barbeque, also at the back entrance there is a 2-pce bath. Across from the front entrance is the staircase going to the second floor but first there is a lovely office up 2 steps from main. Upstairs there are 3 bedrooms and a main 4-pce bath. The primary bedroom and walk-in closet are a good size. The 5-pce ensuite is large with a soaker tub and a separate shower. Upstairs, where all your laundry accumulates is where you will find the laundry room! The basement is unspoiled ready for your personal touch! An excellent feature of this home is the \$20,000 solar system installed in 2024. It has already shown a savings. This home is situated on a pie shaped lot with a concrete parking pad ready for a future double garage. The rest of the south facing backyard is beautifully



landscaped including mature trees (\$10,000 in 2022) with plenty of room for playing or relaxing! Across the street is a playground where you can watch your children play from your front porch! K-12 schools are walking distance from the house. This property is on the south side of Cochrane so easy access to HWY #1. Only 30 minutes drive to Kananaskis. Only 30 minutes drive to University of Calgary.

Built in 2009

### **Essential Information**

MLS® #	A2249589
Price	\$610,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,722
Acres	0.12
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	46 River Heights Boulevard
Subdivision	River Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0J6

### **Amenities**

Parking Spaces	2
Parking	On Street, Parking Pad

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, No Smoking Home
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Awning(s), Other
Lot Description	Back Lane, Landscaped, Lawn, Many Trees, Pie Shaped Lot, Street Lighting, Views
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 19th, 2025
Days on Market	1
Zoning	R-LD

## Listing Details

Listing Office	CIR 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.