\$578,800 - 182 River Heights Crescent, Cochrane

MLS® #A2251563

\$578,800

3 Bedroom, 3.00 Bathroom, 1,710 sqft Residential on 0.07 Acres

River Song, Cochrane, Alberta

OPEN HOUSE - SAT/SUN - Sept. 13/14-1:00-3:00pm. As you enter 182 River Heights Crescent you will see why this is one of the nicest properties, in the best location, in this most sought-after neighborhood. Homes like this don't come up often.

Step inside and you are greeted by the wide-open plan and the stunning, wide-open views to the west that make this home truly special. The flow from the large dining room and kitchen, to the beautiful living room with gas fireplace, to the spectacular deck and backyard provides a wonderful environment for family time and entertaining. The main floor powder room is another great feature.

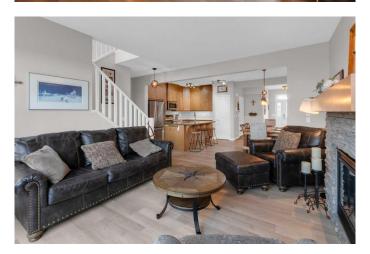
These original owners insisted on numerous Builder Upgrades, such as: Great Room

Builder Upgrades, such as: Great Room
Extension, larger windows, Premiere Cabinet
Package and quartz counter-tops. The kitchen
is complete with an updated stainless steel
Kitchen Aide and Bosch appliances, and
double electric oven with gas cooktop range.
A chef's delight!

Proceed up the gracious staircase to the west facing family room/bonus room with it's vaulted ceiling and spectacular views. A truly special place to enjoy the benefits of this home. Whether you are enjoying the sunset over the mountains, taking in the activity on the field or simply enjoying the serene openness, you will know that this view is yours to keep forever. The large primary suite provides its own sanctuary with plenty of







space and sunny warmth. A generous 4-piece, 2-vanity en-suite completes this oasis. The upstairs provides an additional two bedrooms, which are both well-sized, and another 4-piece bathroom. Ideal for family or guests. The convenience of an upstairs laundry room is just down the hall. This home gives you room to grow! The fully insulated basement, with high ceilings, gives you the opportunity to easily add another 430 square feet of living space as you wish. The single attached garage is over-sized, at 28'5― x 13'7―, which gives you plenty of room for your car and for lots of storage. The curb appeal, beautiful landscaped yards and great outdoor space will only add to your use and enjoyment. River Song is one of the most desirable neighborhoods in Cochrane with easy access to highways and the city and town. With schools out your back gate and down the block, and an ever-growing level of amenities, this is a place for you to call home.

Built in 2014

Essential Information

MLS® # A2251563 Price \$578,800

Bedrooms 3

Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,710

Acres 0.07 Year Built 2014

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 182 River Heights Crescent

Subdivision River Song
City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 0V1

Amenities

Parking Spaces 2

Parking Concrete Driveway, Garage Door Opener, Single Garage Attached

of Garages 2

Interior

Interior Features Closet Organizers, Double Vanity, French Door, Kitchen Island, No.

Smoking Home, Quartz Counters, Storage, Central Vacuum, Tankless

Hot Water

Appliances Garburator, Gas Cooktop, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings, Double Oven, Electric Oven,

Tankless Water Heater

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Blower Fan

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features BBQ gas line, Private Yard, Storage, Rain Barrel/Cistern(s)

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped,

Level, No Neighbours Behind, Rectangular Lot, Dog Run Fenced In,

Views

Roof Asphalt Shingle

Construction Wood Frame, Aluminum Siding

Foundation Poured Concrete

Additional Information

Date Listed September 11th, 2025

Days on Market 1

Zoning R-MX

Listing Details

Listing Office RE/MAX House of Real Estate

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