

\$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
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 its
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' x 13', 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

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.