

# \$299,000 - 13, 24 River Heights View, Cochrane

MLS® #A2266986

**\$299,000**

1 Bedroom, 1.00 Bathroom, 669 sqft

Residential on 0.02 Acres

River Heights, Cochrane, Alberta

Affordable, Right-Size Living with No Stairs!  
Welcome to this bungalow-style garden home in the sought-after River Heights Garden Residences of Cochrane. Thoughtfully designed for comfort and accessibility, this bright end unit features in-floor heating, vaulted ceilings, and fresh paint throughout. The stylish, functional kitchen includes granite countertops, a corner pantry, and a breakfast bar, opening to a spacious living room ideal for relaxing or entertaining. The large primary bedroom pairs perfectly with a 4-piece bath featuring a walk-in tub/shower, and the in-suite laundry room offers extra storage cabinets for added convenience.

Enjoy your own private front patio with a privacy wall and solar lighting, plus an assigned parking stall and ample visitor parking. Condo fees cover heat, water, sewer, exterior maintenance, lawn care, and snow removal, making it truly low-maintenance living. Conveniently located near shopping, services, and medical professionals – all with the picturesque small-town charm of Cochrane.

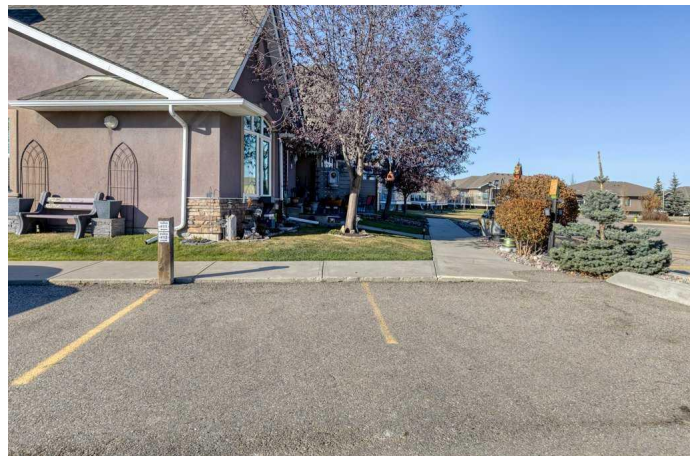
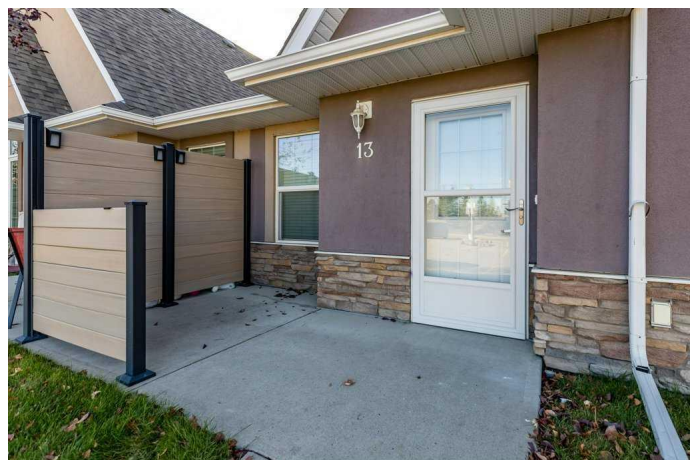
All the benefits of condo living with no one above or below – arrange your private showing today!

Built in 2008

## Essential Information

MLS® #

A2266986



|                |               |
|----------------|---------------|
| Price          | \$299,000     |
| Bedrooms       | 1             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 669           |
| Acres          | 0.02          |
| Year Built     | 2008          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Villa         |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 13, 24 River Heights View |
| Subdivision | River Heights             |
| City        | Cochrane                  |
| County      | Rocky View County         |
| Province    | Alberta                   |
| Postal Code | T4C0M9                    |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Open Floorplan, See Remarks                                      |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked, Microwave Hood Fan |
| Heating           | Boiler, In Floor                                                                   |
| Cooling           | None                                                                               |
| Basement          | None                                                                               |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |
| Construction      | Stucco          |
| Foundation        | Slab            |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2025 |
| Days on Market | 3                  |
| Zoning         | R-MX               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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