

\$612,900 - 393 River Heights Drive, Cochrane

MLS® #A2269927

\$612,900

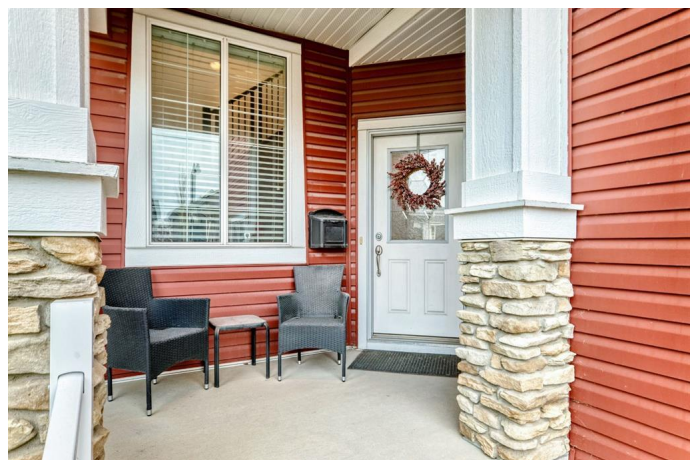
4 Bedroom, 3.00 Bathroom, 2,007 sqft

Residential on 0.10 Acres

River Song, Cochrane, Alberta

Welcome to 393 River Heights Drive – a warm and inviting Calbridge-built family home that offers space, comfort, and incredible value in one of Cochrane’s most loved neighbourhoods. Thoughtfully designed with family living in mind, this home features a bright, open layout, generous room sizes, and timeless details throughout.

Step inside to a cathedral-style entryway with elegant tile flooring, leading into the main floor with 9 ft ceilings and a welcoming great room centered around a gas fireplace with stone surround and mantle. The island kitchen is the heart of the home, featuring granite countertops, stainless steel appliances, a gas stove, and a convenient walk-through pantry that connects to the mudroom and laundry area. A 2-piece bath completes the main level. Upstairs, you’ll find a spacious bonus room wired for surround sound, perfect for family movie nights, plus a large office nook that fits a full-sized desk. The second and third bedrooms are bright and roomy, giving everyone their own comfortable space. The primary suite is a true retreat, with a feature wall, space for a king-sized bed, and a luxurious 5-piece ensuite complete with double vanities, a soaker tub, separate shower w/ tile surround, walk-in closet, and linen closet. Downstairs, the finished basement adds extra flexibility with a fourth bedroom, rec rm/media area, office nook, and bathroom rough-in – ideal for guests, hobbies, or future development.



Outside, enjoy your Duradeck deck with aluminum railing & gas line, perfect for BBQs and summer evenings. The double attached garage features an 8â€™™ door, and is insulated and drywalled for year-round use. While a few minor touch-ups would bring this home to its full shine (such as some cabinetry touch ups and cosmetic updates), theyâ€™™ve been thoughtfully accounted for in the price â€” leaving plenty of room to personalize and add your finishing touches. Located near schools, parks, playgrounds, and Cochraneâ€™™s beautiful River pathways, this home offers the perfect balance of space, comfort, and community. Book your viewing today!

Built in 2010

Essential Information

MLS® #	A2269927
Price	\$612,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,007
Acres	0.10
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	393 River Heights Drive
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta

Postal Code T4C 0H8

Amenities

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Insulated

of Garages 2

Interior

Interior Features Bathroom Rough-in, Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound

Appliances Dishwasher, Dryer, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer, Window Coverings

Heating Central, Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Family Room, Gas, Mantle, Stone

Has Basement Yes

Basement Full

Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed November 8th, 2025

Days on Market 7

Zoning R-LD

Listing Details

Listing Office TREC The Real Estate Company

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