

# \$634,990 - 117 River Heights Crescent, Cochrane

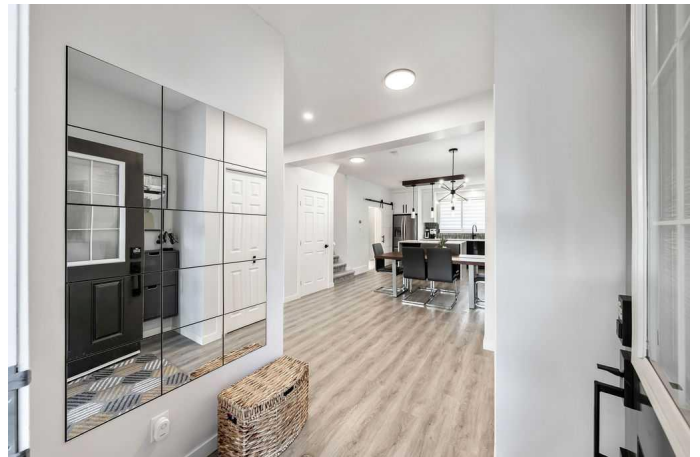
MLS® #A2219289

**\$634,990**

3 Bedroom, 3.00 Bathroom, 1,556 sqft  
Residential on 0.08 Acres

River Heights, Cochrane, Alberta

Welcome to a RARE GEM, in the desirable community of River Heights- This extensively renovated main floor is a showstopper—boasting a sleek, modern chef-inspired kitchen, stylish dining area, and an inviting living room that will impress even the most discerning buyer! Be captivated by the quality of finishings throughout, including brand new luxury vinyl plank flooring across the entire main level. The living room features a stunning floor-to-ceiling fireplace wall mantle, complete with a modern electric fireplace offering both ambiance and heat, flanked by custom built-in shelving—perfect for cozy evenings or stylish entertaining. The spacious dining room comfortably accommodates a large table, ideal for hosting gatherings. At the heart of the home is the elevated, high-end kitchen—a culinary dream. Enjoy new high-gloss cabinetry, a gorgeous waterfall-edge island, eye-catching mosaic backsplash, and top-tier appliances including an induction cooktop and built-in convection oven with air-fry capabilities, and a conveniently located wine fridge. A functional mudroom leads to the main-floor laundry with newer stacked washer & dryer and a newly updated 2-piece powder room. Step outside to your private backyard with an extended deck and brand-new fencing completed in 2024. The rear parking pad offers ample space and future potential for a garage build. Upstairs, you—™ find newer plush carpeting throughout. The bright and spacious primary



suite is flooded with natural light and features a generous walk-in closet and a luxurious 5-piece ensuite with a deep soaker tub and separate shower. Two additional bedrooms and a full bathroom complete the upper level. The developed lower level offers incredible flexibility with two large living spacesâ€”ideal for a home office, guest bedroom, family room, or recreation area- with a dedicated space is framed and roughed-in for future bathroom development. Located just steps from Bow Valley High School, scenic pathways, the Bow River, and Spray Lake Sawmills Family Sports Centre, this home combines modern living with an unbeatable location. Don't miss this opportunityâ€”book your showing and fall in love with everything this home has to offer!

Built in 2009

### **Essential Information**

MLS® #	A2219289
Price	\$634,990
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,556
Acres	0.08
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	117 River Heights Crescent
Subdivision	River Heights
City	Cochrane
County	Rocky View County

Province	Alberta
Postal Code	T4C 0J5

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Breakfast Bar, Built-in Features, Kitchen Island, Natural Woodwork, Open Floorplan, Recessed Lighting, Storage
Appliances	Built-In Oven, Dishwasher, Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 11th, 2025
Days on Market	6
Zoning	R-LD

### Listing Details

Listing Office	CIR Realty
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