\$549,900 - 426 River Heights Crescent, Cochrane

MLS® #A2221410

\$549,900

4 Bedroom, 4.00 Bathroom, 1,558 sqft Residential on 0.07 Acres

River Heights, Cochrane, Alberta

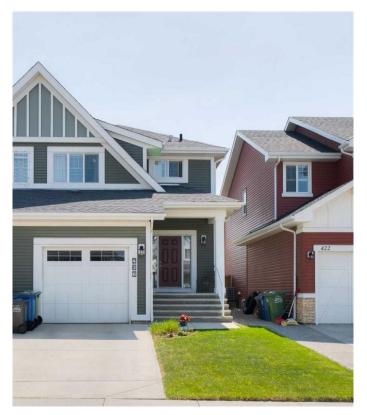
OPEN HOUSE FRIDAY JUNE 20 4PM - 7PM Welcome to this well-maintained two storey half duplex in the family-friendly community of River Heights! Ideally located close to schools, the Cochrane Rec Centre, river walking paths, and all town amenities, this home offers comfort, convenience, and value.

The bright main floor features a WHITE KITCHEN with GRANITE COUNTERTOPS, a PANTRY, and an open layout perfect for everyday living. Step out from the dining area onto the DOUBLE DECK and enjoy the private, south-facing, treed backyardâ€"an ideal space for relaxing or entertaining.

Upstairs, you'll find a versatile bonus room and three bedrooms, including the spacious primary bedroom with a 4-piece ENSUITE and WALK-IN CLOSET.

The FULLY FINISHED BASEMENT offers 9' CEILINGS, a fourth bedroom, a 3-piece bathroom, a cozy family room, laundry, and space for a home gym or office.

Additional features include HOT WATER on DEMAND, TRIPLE PANE WINDOWS, and a single attached garage. A perfect place to call home in an ideal location—don't miss it!







Built in 2013

Essential Information

MLS® # A2221410 Price \$549,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,558
Acres 0.07
Year Built 2013

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 426 River Heights Crescent

Subdivision River Heights

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 0T9

Amenities

Parking Spaces 2

Parking Single Garage Attached

of Garages 1

Interior

Interior Features Granite Counters, High Ceilings, Pantry, Walk-In Closet(s)

Appliances Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Rectangular Lot

Roof Asphalt

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 6th, 2025

Days on Market 10

Zoning R-MX

Listing Details

Listing Office eXp Realty

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