

\$523,500 - 790 River Heights Crescent, Cochrane

MLS® #A2236093

\$523,500

3 Bedroom, 3.00 Bathroom, 1,548 sqft
Residential on 0.07 Acres

River Heights, Cochrane, Alberta

Welcome to this well-maintained and Move-In-Ready home - located in the desirable community of River Heights. Step into this 2-storey home, featuring an open-concept floor plan that effortlessly combines comfort and style. The living room, dining area, and modern kitchen flow seamlessly, making it ideal for everyday living and entertaining guests. The kitchen boasts sleek finishes, stainless steel appliances, and a large central island, perfect for meal prep or casual dining. The kitchen offers a spacious walk-in pantry, for your daily convenience. Enjoy the longevity of newer Luxury Vinyl Plank floors and newer carpet upstairs. The primary bedroom is a private retreat with a generous 4-Piece Ensuite (including a large soaking tub and separate shower) and a complementary walk-in closet. Two additional bedrooms and a full bath provide ample space for family, guests or your own workspace, plus a convenient half bath on the main floor. The undeveloped basement is a blank canvas with endless possibilities- providing you with the opportunity to customize and expand your living space. It features a neat laundry area and high-speed fiber optic. Step outside to a spacious, fully fenced backyard - an ideal space for BBQs, kids/pets and gardening. The home also includes a single attached garage that adds convenience in colder weather and a driveway for one more vehicle. This home is near Spray Lake Sawmills Family Recreation Centre, Bow River pathways/trails, Beautiful Mountain views,



Schools, Playgrounds, and Brand-New Retail Developments. Donâ€™t miss your opportunity to make it yours - book your showing today!!

Built in 2009

Essential Information

MLS® #	A2236093
Price	\$523,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,548
Acres	0.07
Year Built	2009
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	790 River Heights Crescent
Subdivision	River Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0J4

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator,

	Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 2nd, 2025
Days on Market	2
Zoning	R-MX

Listing Details

Listing Office	CIR Realty
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