

# \$609,900 - 91 River Heights Green, Cochrane

MLS® #A2255031

**\$609,900**

3 Bedroom, 3.00 Bathroom, 1,690 sqft

Residential on 0.08 Acres

River Heights, Cochrane, Alberta

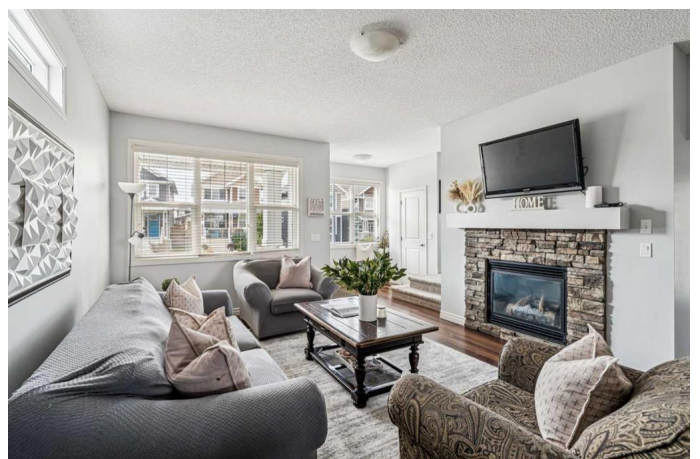
Welcome to this lovely two storey, detached in River Heights Green, offering modern finished and a functional layout.

The main floor features an OPEN CONCEPT design with HIGH CEILINGS, creating a bright and spacious atmosphere. The stylish kitchen is equipped with QUARTZ COUNTERTOPS, a central ISLAND with BREAKFAST BAR, STAINLESS STEEL APPLIANCES, and rich DARK CABINETRY, making it the perfect space for cooking and entertaining. The adjacent dining area flows seamlessly into the living room, where a GAS FIREPLACE with beautiful STONE SURROUND and a MANTLE provides a warm focal point for family gatherings.

Upstairs, you'll find three bedroom, including the primary bedroom complete with a FEATURE WALL, LARGE WINDOWS, WALK-IN CLOSET and a 4 piece ENSUITE. A versatile BONUS ROOM, convenient LAUNDRY ROOM, and additional 4 piece main bathroom complete the upper level.

The UNFINISHED SUNSHINE BASEMENT with its 9ft CEILINGS and bathroom rough-in, is ready for your personal touch—ideal for a future rec room, gym, or extra bedrooms.

Step outside to your EAST FACING backyard, featuring a DECK, FIRE PIT AREA, perfect for relaxing or entertaining and GARDEN BOXES



great for those with a green thumb. The property also boasts an OVERSIZED DETACHED GARAGE, offering plenty of parking and storage.

Located in the desirable community of RIVER HEIGHTS, this home is close to parks, pathways, schools, and shopping, with easy access to major routes. Stylish, comfortable, and move-in ready—this home truly has it all!

Built in 2014

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2255031    |
| Price          | \$609,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,690       |
| Acres          | 0.08        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 91 River Heights Green |
| Subdivision | River Heights          |
| City        | Cochrane               |
| County      | Rocky View County      |
| Province    | Alberta                |
| Postal Code | T4C 0Y4                |

**Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Double Garage Detached, Oversized |

# of Garages 2

### Interior

Interior Features High Ceilings, Quartz Counters  
Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer  
Heating Fireplace(s), Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features None  
Lot Description Back Lane, Back Yard  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed September 11th, 2025  
Days on Market 3  
Zoning R-LD

### Listing Details

Listing Office eXp Realty

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