

# \$559,900 - 578 River Heights Crescent, Cochrane

MLS® #A2215538

**\$559,900**

3 Bedroom, 3.00 Bathroom, 1,684 sqft

Residential on 0.07 Acres

River Heights, Cochrane, Alberta

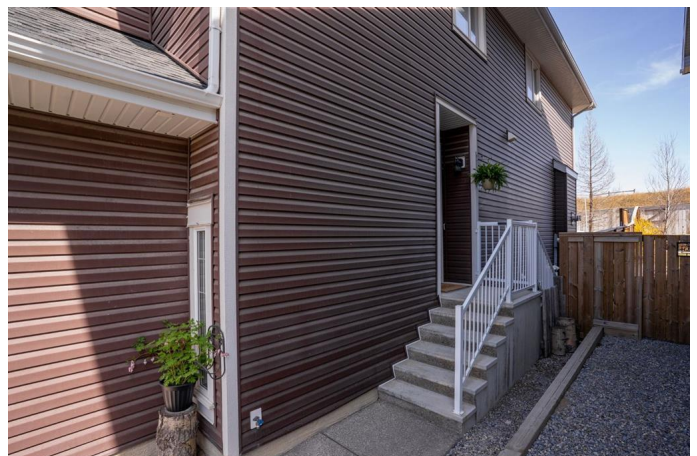
No Backyard Neighbours ! Welcome to your new home - this former show home is located in the family friendly community of River Heights. Set back from the main road, the east-facing backyard offers a quiet and private space to enjoy your morning coffee. The bright and open kitchen connects seamlessly to the main floor living area, filled with natural light and thoughtful upgrades throughout, including A/C, a walk-in pantry, gas fireplace, double attached garage, a large foyer not often found in this style of home and low-maintenance front landscaping with a 2-piece bathroom completing the main level.

Upstairs, youâ€™ll find a spacious bonus room with a huge window, two bedrooms, a 4-piece bathroom, convenient upstairs laundry, and a primary bedroom with its own ensuite and walk-in closet. The basement is ready for future development to suit your needs.

Located close to playgrounds, schools, pathways, the Bow River, off-leash dog park, and everyday amenities like the Spray Lake Family Sports Centre and the new retail complex opening in Fall of 2025. This home offers easy access to everything Cochrane has to offer.

Built in 2012

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2215538               |
| Price          | \$559,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,684                  |
| Acres          | 0.07                   |
| Year Built     | 2012                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 578 River Heights Crescent |
| Subdivision | River Heights              |
| City        | Cochrane                   |
| County      | Rocky View County          |
| Province    | Alberta                    |
| Postal Code | T4C 0R9                    |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 4                                                    |
| Parking        | Double Garage Attached, Driveway, Garage Faces Front |
| # of Garages   | 2                                                    |

### Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)            |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings |
| Heating           | Fireplace(s), Natural Gas                                                                                                                                |
| Cooling           | Central Air                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                        |
| Fireplaces        | Gas                                                                                                                                                      |

|              |                  |
|--------------|------------------|
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Dog Run, Garden, Private Yard                                                                |
| Lot Description   | Backs on to Park/Green Space, City Lot, Few Trees, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                            |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                                                         |
| Foundation        | Poured Concrete                                                                                            |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 4                |
| Zoning         | R-MX             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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