

\$520,000 - 298 River Heights Crescent, Cochrane

MLS® #A2252157

\$520,000

5 Bedroom, 3.00 Bathroom, 1,546 sqft
Residential on 0.07 Acres

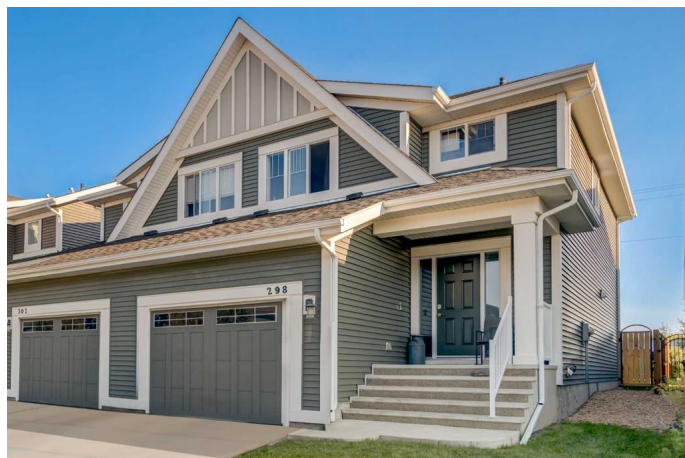
River Heights, Cochrane, Alberta

Beautiful semi-detached home situated in the sought after community of River Heights offering 1,896 SF of developed living space with 3+2 bedrooms, 2.5 bathrooms plus a bonus room. The bright and open main floor greets you into a large tiled foyer with seamless transition into the main living area with hardwood flooring throughout and a well equipped kitchen featuring quartz countertops, center island with eating bar, stainless steel appliances and a walk-in pantry. The dining area gives access to the SOUTH facing deck and living room enjoys backyard views. A powder room completes this level. Upstairs you will find a generously scaled bonus room, primary suite with a walk-in closet and 4 piece bathroom and 2 additional guest rooms which share a 4 piece bathroom. The basement expands your living space with 2 more bedrooms (or home office), laundry room and an abundance of storage. Don't overlook the OVER-SIZED attached single garage (24'x13') and spacious, fully fenced backyard. Ideally located within walking distance to parks, schools and minutes to an array of amenities. Nothing to do but move in!

Built in 2014

Essential Information

MLS® #	A2252157
Price	\$520,000



Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,546
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	298 River Heights Crescent
Subdivision	River Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0V2

Amenities

Parking Spaces	2
Parking	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Oversized, Enclosed, Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Landscaped, Rectangular Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2025
Days on Market	51
Zoning	R-MX

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.