

\$570,000 - 390 River Heights Crescent, Cochrane

MLS® #A2262509

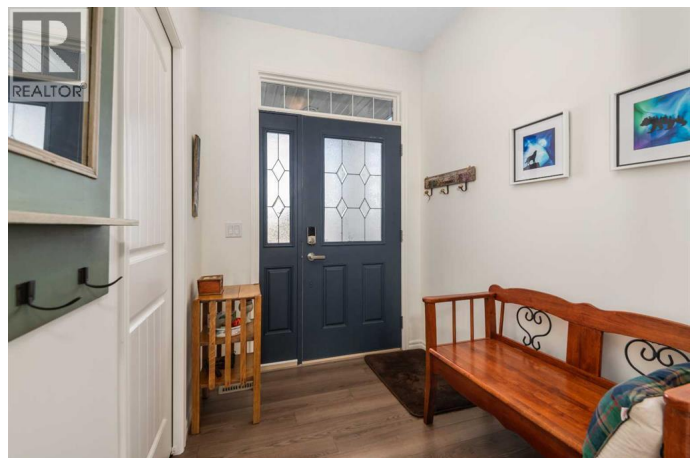
\$570,000

3 Bedroom, 4.00 Bathroom, 1,709 sqft

Single Family on 0.07 Acres

River Song, Cochrane, Alberta

Welcome to River Song in Cochrane, where convenience, lifestyle, and affordability meet. This meticulously maintained half duplex delivers spacious living at a fraction of the cost and no condo fees! Step inside to a welcoming foyer with a handy main floor powder room and direct access to the oversized single garage – perfect for storage, a motorcycle, or outdoor gear for the enthusiasts taking advantage of the short drive to the mountains. The open-concept main floor is filled with natural light thanks to a south-facing patio door and expansive stairwell windows. The bright white kitchen features granite countertops, stainless steel appliances, a large pantry and ample storage, seamlessly connecting to the dining area – ideal for hosting family and friends. Just off the dining space, the inviting living room with its cozy gas fireplace offers the perfect place to relax and bask in the natural light, especially on the cooler days. Upstairs, huge windows continue to flood the home with light. A spacious bonus room makes a great TV lounge or play area. The primary suite boasts a walk-in closet and a large private ensuite, while two additional bedrooms, a full bathroom, and convenient upstairs laundry complete the level. The basement is a true standout – a “speakeasy” style retreat that doubles as a recreation space or guest area, complete with a full bathroom equipped with a vintage soaker tub and vanity. Outside, enjoy your south-facing back deck with BBQ gas line and



large patio – perfect for summer gatherings and laid-back evenings. This home is a fantastic fit for many lifestyles: downsizers who still want room for guests, buyers ready to move up from an apartment or townhouse or first-time homeowners looking for comfort and functionality. Come see for yourself how this property strikes the perfect balance of style, space, and value! (id:6289)

Built in 2015

Essential Information

Listing #	A2262509
Price	\$570,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,709
Acres	0.07
Year Built	2015
Type	Single Family
Sub-Type	Freehold

Community Information

Address	390 River Heights Crescent
Subdivision	River Song
City	Cochrane
Province	Alberta
Postal Code	T4C0T9

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Other, Closet Organizers, No Smoking Home, Gas BBQ Hookup
Parking Spaces	2
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Microwave
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	Range Hood Combo, Window Coverings
Heating	Other, Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Garden Area, Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX House of Real Estate



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