

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

MLS® #A2262509

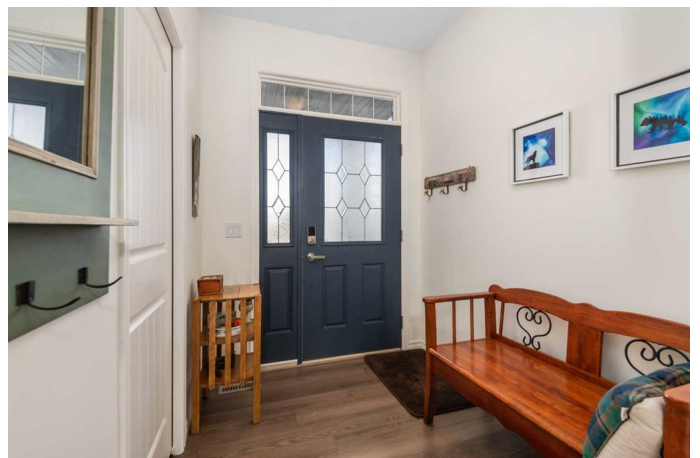
\$570,000

3 Bedroom, 4.00 Bathroom, 1,709 sqft

Residential on 0.07 Acres

River Song, Cochrane, Alberta

*Open House Saturday October 11th
1:00pm-3:00pm*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!

Built in 2015

Essential Information

MLS® #	A2262509
Price	\$570,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,709
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	390 River Heights Crescent
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0T9

Amenities

Parking Spaces	2
Parking	Garage Faces Front, Single Garage Attached

of Garages 1

Interior

Interior Features Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Fireplace(s), Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Family Room, Gas, Tile

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features BBQ gas line, Garden

Lot Description Back Yard, City Lot, Front Yard, Garden, Gentle Sloping, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 7th, 2025

Days on Market 1

Zoning R-MX

Listing Details

Listing Office RE/MAX House of Real Estate

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