

# \$649,900 - 446 River Heights Drive, Cochrane

MLS® #A2240383

**\$649,900**

3 Bedroom, 4.00 Bathroom, 2,302 sqft  
Residential on 0.10 Acres

River Song, Cochrane, Alberta

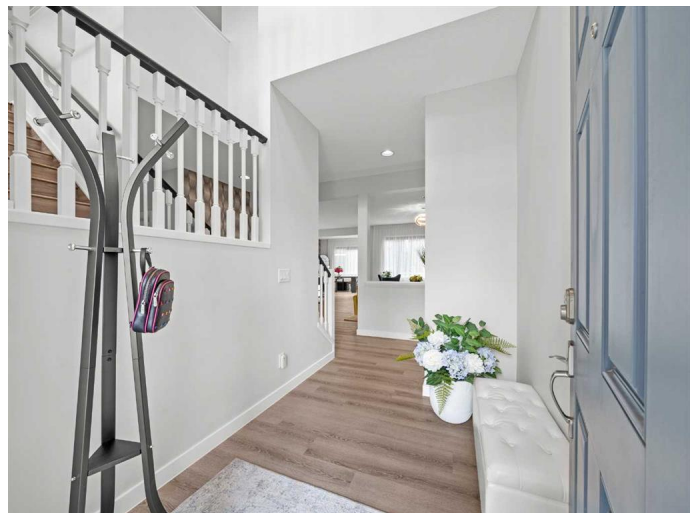
Discover the perfect blend of comfort, space, and small-town charm in this beautifully maintained 3-bedroom, 3.5-bathroom detached home located in River Heights, one of Cochrane's most desirable and family-friendly communities.

Built in 2011 and meticulously updated throughout, this home offers over 3,300 sq. ft. of developed living space, including a finished basement, a bonus room, and a double attached garage. The main floor features an inviting open-concept layout with a renovated white kitchen, stainless steel appliances, walk-in pantry, central island, and plenty of seating, ideal for both everyday living and entertaining.

Upstairs, you'll find a large bonus room, convenient laundry, and three spacious bedrooms, including a serene primary suite complete with a walk-in closet and a luxurious 5-piece ensuite.

Step outside to a two-tiered deck overlooking a fully fenced, low-maintenance backyard with open views of Cochrane's rolling hills, a perfect spot for relaxing or summer gatherings. Thoughtful touches like the direct garage entry into a mudroom with walk-in closet, and additional guest powder room on the main level, add everyday functionality.

Located just steps from walking paths, parks, and schools, and only a short drive to Cochrane's vibrant downtown, this home offers a peaceful lifestyle with the convenience of Calgary just 35 minutes away.



Whether you're upsizing, relocating, or simply craving more space, this move-in-ready home is a rare find in today's market.

Book your private showing today, homes like this don't stay on the market for long!

Built in 2011

### Essential Information

MLS® #	A2240383
Price	\$649,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,302
Acres	0.10
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	446 River Heights Drive
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0H8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, No Smoking Home
Appliances	Dishwasher, Electric Cooktop, Electric Oven, Microwave, Refrigerator,

	Washer/Dryer
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 18th, 2025
Days on Market	12
Zoning	R-LD

## Listing Details

Listing Office	CIR Realty
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