

\$517,500 - 2 River Heights Crescent, Cochrane

MLS® #A2244825

\$517,500

3 Bedroom, 3.00 Bathroom, 1,503 sqft
Residential on 0.10 Acres

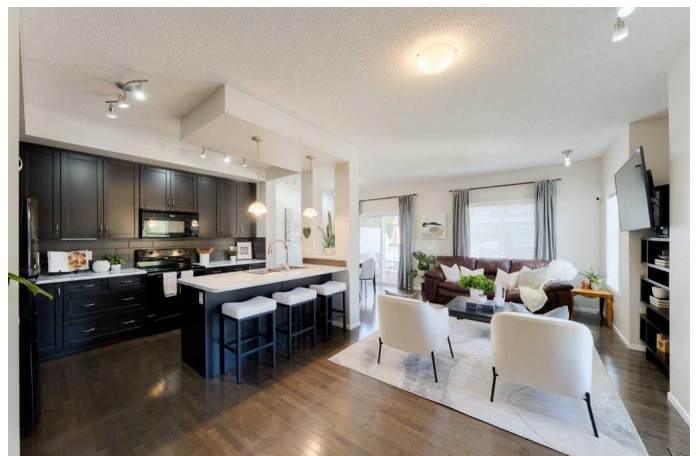
River Heights, Cochrane, Alberta

Welcome to this charming two-storey half duplex located on a desirable corner lot in the peaceful community of River Heights. This home offers a functional layout with a cozy yet spacious feel, perfect for families or first-time buyers. The kitchen features rich DARK CABINETRY, BLACK APPLIANCES, and WHITE LAMINATE countertops on the ISLAND with a BREAKFAST BAR—ideal for casual dining or entertaining.

The bright and airy living room flows seamlessly into the adjacent dining area, both filled with natural light from LARGE WINDOWS and a patio door that opens to the OVERSIZED, PRIVATE and beautifully LANDSCAPED backyard—your perfect outdoor retreat.

Upstairs, you'll find three generously sized bedrooms, including a primary bedroom complete with a WALK-IN CLOSET and a 4-piece ENSUITE. A second 4-piece bathroom provides convenience for family or guests.

The unfinished basement offers endless potential for future development to suit your lifestyle—whether you envision a recreation room, home gym, or additional bedroom. Additional features include CENTRAL AIR CONDITIONING to keep you comfortable year-round and a SINGLE ATTACHED GARAGE for added convenience.



Located within walking distance to schools, parks, the Bow River, and nearby amenities, this home blends comfort, privacy, and a family-friendly location. Don't miss this fantastic opportunity to own in River Heights!

Built in 2008

Essential Information

MLS® #	A2244825
Price	\$517,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,503
Acres	0.10
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2 River Heights Crescent
Subdivision	River Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0J3

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Electric Oven, Garage Control(s),

	Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	1
Zoning	R-MX

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.