

# \$489,000 - 41 River Heights Drive, Cochrane

MLS® #A2245879

**\$489,000**

3 Bedroom, 3.00 Bathroom, 1,446 sqft

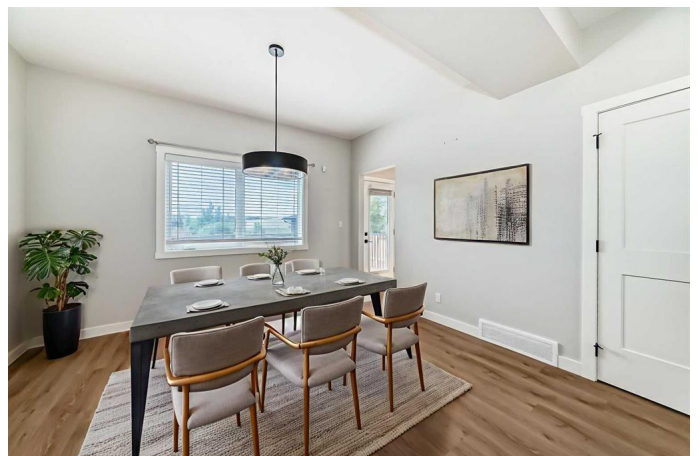
Residential on 0.06 Acres

River Heights, Cochrane, Alberta

3 BED | 3 BATH | LIKE-NEW CONDITION |  
NO CONDO FEES |

Welcome to 41 River Heights Drive – an exceptional opportunity for first-time buyers or savvy investors! Located in the sought-after, family-friendly community of River Heights, this move-in ready home offers quick access to Highway 22, Calgary, and the majestic Rocky Mountains. Step inside to a bright and open main floor featuring luxury vinyl plank flooring, large windows that flood the space with natural light, and a modern kitchen equipped with stainless steel appliances, sleek white cabinetry, and quartz countertops throughout. Upstairs, the thoughtfully designed layout includes a spacious primary suite with a private 3-piece ensuite, two additional bedrooms, a 4-piece main bath, and the convenience of upper-floor laundry. The undeveloped basement comes with a separate side entrance, offering excellent potential for a future suite or additional living space. Outside, enjoy sunny south-facing exposure, a large rear deck, and a paved rear lane with plenty of room for parking and a future double garage. Whether you're looking to move in or invest, this home delivers space, flexibility, and value in one of Cochrane's top communities. Book your private showing today and imagine the possibilities!

Built in 2022



## Essential Information

MLS® #	A2245879
Price	\$489,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,446
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	41 River Heights Drive
Subdivision	River Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0Y1

## Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, Stall

## Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement                      Full, Unfinished

**Exterior**

Exterior Features      Private Entrance, Private Yard  
Lot Description        Back Lane, Back Yard  
Roof                      Asphalt Shingle  
Construction          Composite Siding, Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              August 5th, 2025  
Days on Market        1  
Zoning                    (R-MX)

**Listing Details**

Listing Office            2% Realty

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