

# \$559,900 - 578 River Heights Crescent, Cochrane

MLS® #A2215538

**\$559,900**

3 Bedroom, 3.00 Bathroom, 1,684 sqft

Residential on 0.07 Acres

River Heights, Cochrane, Alberta

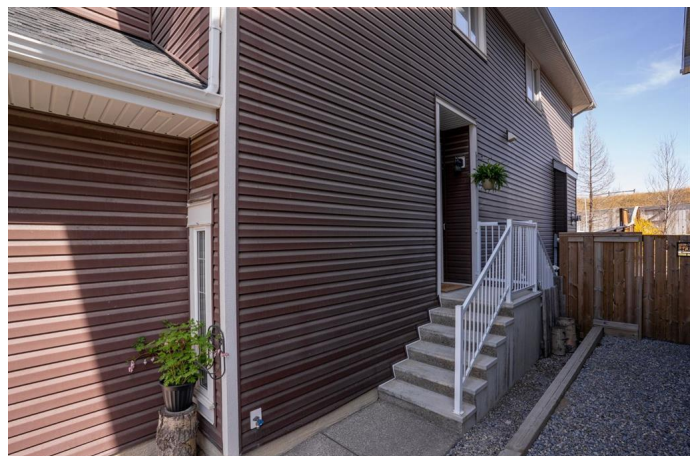
No Backyard Neighbours ! Welcome to your new home - this former show home is located in the family friendly community of River Heights. Set back from the main road, the east-facing backyard offers a quiet and private space to enjoy your morning coffee. The bright and open kitchen connects seamlessly to the main floor living area, filled with natural light and thoughtful upgrades throughout, including A/C, a walk-in pantry, gas fireplace, double attached garage, a large foyer not often found in this style of home and low-maintenance front landscaping with a 2-piece bathroom completing the main level.

Upstairs, youâ€™ll find a spacious bonus room with a huge window, two bedrooms, a 4-piece bathroom, convenient upstairs laundry, and a primary bedroom with its own ensuite and walk-in closet. The basement is ready for future development to suit your needs.

Located close to playgrounds, schools, pathways, the Bow River, off-leash dog park, and everyday amenities like the Spray Lake Family Sports Centre and the new retail complex opening in Fall of 2025. This home offers easy access to everything Cochrane has to offer.

Built in 2012

## Essential Information



MLS® #	A2215538
Price	\$559,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,684
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	578 River Heights Crescent
Subdivision	River Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0R9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Bathroom Rough-in, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line, Dog Run, Garden, Private Yard
Lot Description	Backs on to Park/Green Space, City Lot, Few Trees, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 28th, 2025
Days on Market	5
Zoning	R-MX

## Listing Details

Listing Office	Real Broker
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