

# \$497,700 - 790 River Heights Crescent, Cochrane

MLS® #A2260778

**\$497,700**

3 Bedroom, 3.00 Bathroom, 1,557 sqft

Residential on 0.07 Acres

River Heights, Cochrane, Alberta

[Click brochure link for more details\\*\\*](#)

**SPACIOUS SEMI-DETACHED | NO CONDO FEES** Welcome to this 2-storey home in the family friendly community of River Heights, offering over 1,557 sqft above grade! Step inside and experience the open-concept layout that combines comfort and style. The living room, dining area, and modern kitchen are ideal for everyday living and entertaining guests. The kitchen includes stainless steel appliances, a large island, and a Convenient and Spacious Walk-In Pantry. The fully fenced, spacious backyard, is an ideal space for fun-filled BBQs, and where kids and pets can play freely. Enjoy long-lasting, newer luxury vinyl plank flooring and carpet upstairs. The primary bedroom, with a Spacious Walk-In Closet, provides you space for rest. The private 4-Piece ensuite bathroom boasts a large soaking tub and a separate shower, for relaxation. Two additional bedrooms and a full bath provide you the space to include a workspace, kids bedrooms or a guestroom. The undeveloped basement provides the opportunity to customize and design your entire living space. You'll love the convenience and extra space of your Single Attached Garage, all year round. This home offers tremendous access to a host of features including stunning views of the Bow River, Mountain Views, Schools, Playgrounds, SLS recreation centre, Co-op Food and more. This move-in-ready home offers the right value and easy access to everything the town has to



offer!

Built in 2009

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2260778               |
| Price          | \$497,700              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,557                  |
| Acres          | 0.07                   |
| Year Built     | 2009                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 790 River Heights Crescent |
| Subdivision | River Heights              |
| City        | Cochrane                   |
| County      | Rocky View County          |
| Province    | Alberta                    |
| Postal Code | T4C 0J4                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer         |
| Heating           | Forced Air, Natural Gas                                                                                |
| Cooling           | None                                                                                                   |

|              |                  |
|--------------|------------------|
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Fire Pit |
| Lot Description   | Fruit Trees/Shrub(s), Landscaped         |
| Roof              | Asphalt Shingle                          |
| Construction      | Vinyl Siding, Wood Frame                 |
| Foundation        | Poured Concrete                          |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 21                |
| Zoning         | R-MX              |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | Honestdoor Inc. |
|----------------|-----------------|

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