

# \$540,000 - 198 River Heights Crescent, Cochrane

MLS® #A2225848

**\$540,000**

3 Bedroom, 3.00 Bathroom, 1,538 sqft

Residential on 0.07 Acres

River Song, Cochrane, Alberta

**\*\* Open House Sunday June 1 at 1-3 PM \*\***

This charming 1,538 sq ft 2-storey home is ideally located on a quiet crescent in the family-friendly community of River Heights.

With 3 bedrooms plus a spacious bonus room on the upper level, there's plenty of room for a growing family. The open-concept main floor features a bright and inviting kitchen complete with a large island, quartz countertops, and ample cabinetry—perfect for both everyday living and entertaining. Enjoy beautiful views of the green space from all the main areas of the home, including the kitchen, dining, living room, and even the upper-floor bonus room—bringing peace and privacy to your daily life. Step outside to a fully fenced backyard with direct access to the green space, making it an ideal space for kids, pets, and outdoor relaxation. The single attached garage offers added convenience, and the unfinished basement provides opportunity to customize and expand your living space. Whether you're just starting out or looking to simplify, this well-kept home offers great value in a sought-after location.



Built in 2015

## Essential Information

MLS® #                      A2225848

Price                        \$540,000

Bedrooms                3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,538
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	198 River Heights Crescent
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0V2

### Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island, Pantry, Walk-In Closet(s), Stone Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Garburator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  May 29th, 2025

Days on Market            16

Zoning                        R-MX

### **Listing Details**

Listing Office                Coldwell Banker United

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