

# \$649,900 - 446 River Heights Drive, Cochrane

MLS® #A2240383

**\$649,900**

3 Bedroom, 4.00 Bathroom, 2,302 sqft  
Residential on 0.10 Acres

River Song, Cochrane, Alberta

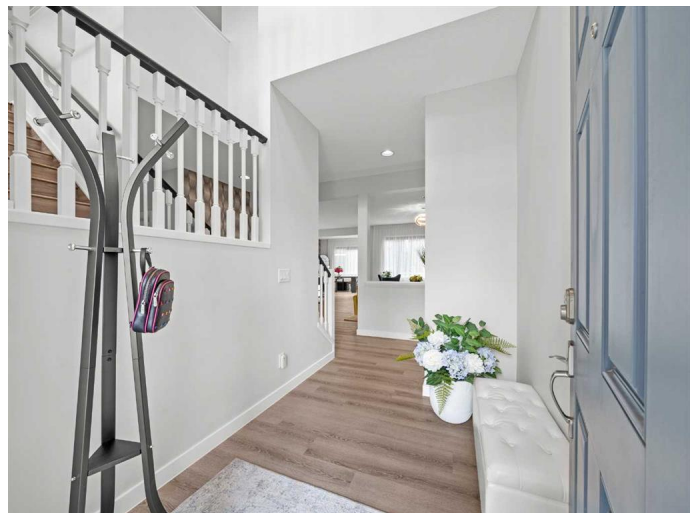
Discover the perfect blend of comfort, space, and small-town charm in this beautifully maintained 3-bedroom, 3.5-bathroom detached home located in River Heights, one of Cochrane's most desirable and family-friendly communities.

Built in 2011 and meticulously updated throughout, this home offers over 3,300 sq. ft. of developed living space, including a finished basement, a bonus room, and a double attached garage. The main floor features an inviting open-concept layout with a renovated white kitchen, stainless steel appliances, walk-in pantry, central island, and plenty of seating, ideal for both everyday living and entertaining.

Upstairs, you'll find a large bonus room, convenient laundry, and three spacious bedrooms, including a serene primary suite complete with a walk-in closet and a luxurious 5-piece ensuite.

Step outside to a two-tiered deck overlooking a fully fenced, low-maintenance backyard with open views of Cochrane's rolling hills, a perfect spot for relaxing or summer gatherings. Thoughtful touches like the direct garage entry into a mudroom with walk-in closet, and additional guest powder room on the main level, add everyday functionality.

Located just steps from walking paths, parks, and schools, and only a short drive to Cochrane's vibrant downtown, this home offers a peaceful lifestyle with the convenience of Calgary just 35 minutes away.



Whether you're upsizing, relocating, or simply craving more space, this move-in-ready home is a rare find in today's market.

Book your private showing today, homes like this don't stay on the market for long!

Built in 2011

### Essential Information

MLS® #	A2240383
Price	\$649,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,302
Acres	0.10
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	446 River Heights Drive
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0H8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, No Smoking Home
Appliances	Dishwasher, Electric Cooktop, Electric Oven, Microwave, Refrigerator,

	Washer/Dryer
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 18th, 2025
Days on Market	9
Zoning	R-LD

## Listing Details

Listing Office	CIR 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.