

# \$585,000 - 91 River Heights Green, Cochrane

MLS® #A2270288

**\$585,000**

3 Bedroom, 3.00 Bathroom, 1,690 sqft  
Residential on 0.08 Acres

River Heights, Cochrane, Alberta

Welcome to this charming two-storey detached home in the desirable community of River Heights Green! Thoughtfully designed with modern finishes and a functional layout, this property is perfect for today's lifestyle.

The main floor showcases an OPEN-CONCEPT design with HIGH CEILINGS, creating a bright and airy atmosphere. The stylish kitchen features QUARTZ COUNTERTOPS, a central ISLAND with BREAKFAST BAR, STAINLESS STEEL APPLIANCES, and rich DARK CABINETRY—a perfect setting for cooking, entertaining, or family gatherings. The dining area flows effortlessly into the living room, where a GAS FIREPLACE with STONE SURROUND and MANTLE serves as a warm and inviting focal point.

Upstairs, you'll find three bedrooms, including the spacious primary suite with a FEATURE WALL, LARGE WINDOWS, WALK-IN CLOSET, and a 4-piece ENSUITE. A versatile BONUS ROOM, convenient LAUNDRY ROOM, and an additional 4-piece main bath complete this level.

The UNFINISHED SUNSHINE BASEMENT with 9-ft ceilings and a bathroom rough-in offers endless potential—perfect for creating a future rec room, gym, or additional bedrooms.



Step outside to your EAST-FACING backyard, featuring a DECK, FIRE PIT AREA, and GARDEN BOXES—ideal for relaxing, entertaining, or enjoying your outdoor hobbies. The property also includes an OVERSIZED DETACHED GARAGE, providing ample parking and storage space.

Situated close to parks, pathways, schools, and shopping, with easy access to major routes, this stylish and comfortable home is move-in ready and waiting for you!

Built in 2014

### Essential Information

MLS® #	A2270288
Price	\$585,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,690
Acres	0.08
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	91 River Heights Green
Subdivision	River Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0Y4

### Amenities

Parking Spaces	2
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Parking Double Garage Detached, Oversized  
# of Garages 2

### Interior

Interior Features High Ceilings, Quartz Counters  
Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s),  
Washer/Dryer, Window Coverings  
Heating Fireplace(s), Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Full

### Exterior

Exterior Features None  
Lot Description Back Lane, Back Yard  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed November 15th, 2025  
Days on Market 3  
Zoning R-LD

### Listing Details

Listing Office eXp Realty

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