

\$519,900 - 6 River Heights Crescent, Cochrane

MLS® #A2271139

\$519,900

3 Bedroom, 3.00 Bathroom, 1,487 sqft
Residential on 0.07 Acres

River Song, Cochrane, Alberta

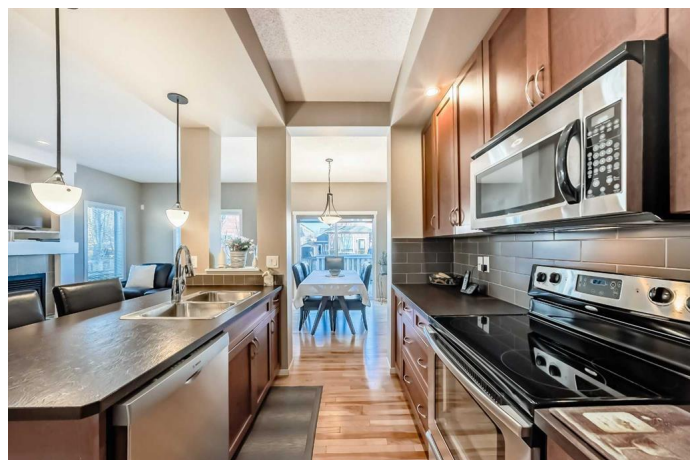
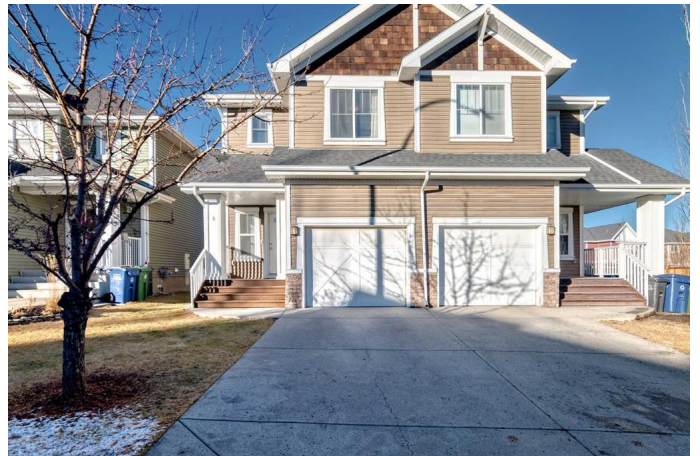
**** OPEN HOUSE SAT NOV 22ND 1-3PM **.**

Welcome to this exceptional residence, a perfect blend of style and functionality, ideal for those seeking both comfort and luxury. This home boasts a gourmet kitchen that is sure to delight any culinary enthusiast. It features an abundance of cinnamon-stained maple cabinetry, providing ample storage space, and is equipped with stainless steel appliances. The kitchen is complemented by a convenient cabinet pantry and an island that doubles as an eating bar, making it both practical and inviting for family gatherings and entertaining guests.

The main floor has 9 foot ceilings and flows with its natural maple hardwood flooring, seamlessly combined with ceramic tile in select areas for a refined and durable finish. At the heart of the living space is a cozy gas fireplace, framed by an entertainment niche that offers the perfect setting for relaxation and socializing.

The home features a dramatic staircase enhanced by a tasteful wrought iron upgrade, adding a touch of grandeur to the interior. Main floor potlights illuminate the space, highlighting its architectural beauty, while swing closet doors provide easy access to storage.

This property is thoughtfully designed with convenience in mind, offering central air conditioning to ensure a comfortable climate throughout the year. The basement has been roughed-in for a 3-piece bathroom, providing



the potential for future expansion. A single attached garage offers secure parking and additional storage space.

Step outside to find a well-designed rear deck, perfect for outdoor dining and relaxation.

This remarkable home is a true gem, offering modern amenities and sophisticated design in every corner. Don't miss the opportunity to make it yours!

Built in 2008

Essential Information

MLS® #	A2271139
Price	\$519,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,487
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	6 River Heights Crescent
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0J3

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Electric Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 20th, 2025
Zoning	R-MX

Listing Details

Listing Office	CIR Realty
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