

# \$640,000 - 607 River Heights Crescent, Cochrane

MLS® #A2220605

**\$640,000**

3 Bedroom, 2.00 Bathroom, 1,428 sqft

Residential on 0.11 Acres

River Song, Cochrane, Alberta

Welcome to this inviting corner lot home located in the heart of River Song, one of Cochrane's most beloved communities. Surrounded by lush green space and just steps from the river, this home offers a peaceful, family-friendly lifestyle with everything you need just minutes away. The Cochrane Sports Centre is a quick 5-minute drive, while local shopping and amenities are within 7 minutes—giving you the best of convenience and quiet living. Step inside to a thoughtfully designed main level featuring stylish laminate flooring throughout and soaring 9-foot ceilings that create a bright, open atmosphere. The sun-filled living room is framed with large windows that flood the space with natural light, and a cozy gas fireplace adds warmth and charm for relaxing evenings. The heart of the home is the dream kitchen—a true showstopper for any home chef. Featuring gleaming granite countertops, stainless steel appliances including a gas stove, built-in oven and microwave, and even a wine fridge, this kitchen is both beautiful and functional. Whether you're whipping up family dinners or entertaining guests, it's a space that inspires. Step through the back door to your private outdoor haven—an entertainer's delight with a composite deck perfect for BBQs, a spacious yard for kids to play, and even enough room for a small trailer. Upstairs, the primary bedroom offers a walk-in closet for your wardrobe needs, while two additional bedrooms and a 4-piece bathroom



complete the upper levelâ€”perfect for a growing family. The fully developed basement adds even more living space with a large recreation area ideal for a kids' rumpus room, hobby zone, or movie nights. Oversized basement windows keep the space bright and welcoming, and there's ample storage for everything from toys to seasonal gear. Additional perks include central A/C, an instant water heater. This cozy, corner lot home in River Song truly offers the best of both worldsâ€”peaceful community living with modern comforts and all the space you need to grow. Donâ€™t miss your chance to call it home.

Built in 2011

**Essential Information**

MLS® #	A2220605
Price	\$640,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,428
Acres	0.11
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	607 River Heights Crescent
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0R9

## Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Central Vacuum, Kitchen Island, No Smoking Home
Appliances	Built-In Oven, Dishwasher, Gas Stove, Refrigerator, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Flag Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	4
Zoning	R-LD

## Listing Details

Listing Office	Greater Property Group
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