

\$517,500 - 2 River Heights Crescent, Cochrane

MLS® #A2244825

\$517,500

3 Bedroom, 3.00 Bathroom, 1,503 sqft
Residential on 0.10 Acres

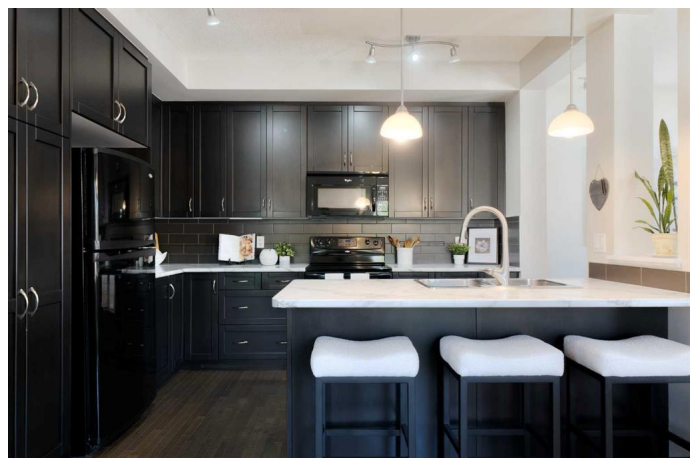
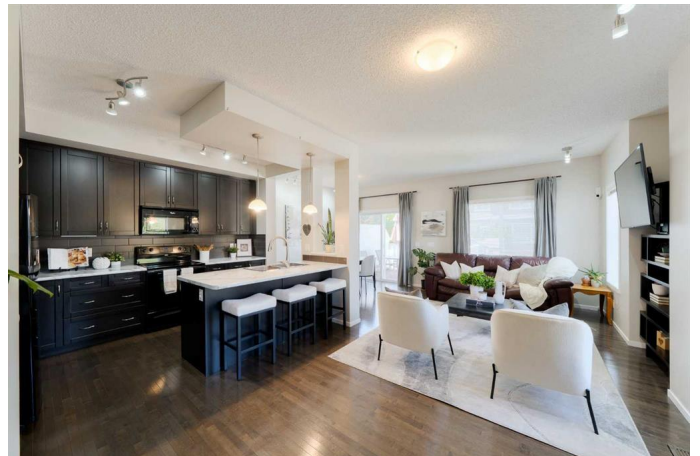
River Heights, Cochrane, Alberta

OPEN HOUSE SATURDAY AUGUST 16,
1PM - 3PM | Welcome to this charming
two-storey half duplex located on a desirable
corner lot in the peaceful community of River
Heights. This home offers a functional layout
with a cozy yet spacious feel, perfect for
families or first-time buyers. The kitchen
features rich DARK CABINETRY, BLACK
APPLIANCES, and WHITE LAMINATE
countertops on the ISLAND with a
BREAKFAST BAR—ideal for casual dining or
entertaining.

The bright and airy living room flows
seamlessly into the adjacent dining area, both
filled with natural light from LARGE
WINDOWS and a patio door that opens to the
OVERSIZED, PRIVATE and beautifully
LANDSCAPED backyard—your perfect
outdoor retreat.

Upstairs, you'll find three generously sized
bedrooms, including a primary bedroom
complete with a WALK-IN CLOSET and a
4-piece ENSUITE. A second 4-piece bathroom
provides convenience for family or guests.

The unfinished basement offers endless
potential for future development to suit your
lifestyle—whether you envision a recreation
room, home gym, or additional bedroom.
Additional features include CENTRAL AIR
CONDITIONING to keep you comfortable
year-round and a SINGLE ATTACHED



GARAGE for added convenience.

Located within walking distance to schools, parks, the Bow River, and nearby amenities, this home blends comfort, privacy, and a family-friendly location. Don't miss this fantastic opportunity to own in River Heights!

Built in 2008

Essential Information

MLS® #	A2244825
Price	\$517,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,503
Acres	0.10
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2 River Heights Crescent
Subdivision	River Heights
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	Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	August 1st, 2025
Days on Market	16
Zoning	R-MX

Listing Details

Listing Office	eXp Realty
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