# \$614,900 - 538 River Heights Crescent, Cochrane

MLS® #A2198133

## \$614,900

3 Bedroom, 4.00 Bathroom, 1,710 sqft Residential on 0.07 Acres

River Song, Cochrane, Alberta

Welcome to Riversong, where small-town charm meets stunning scenery and the mountains are always in sight. Featuring over 2400 sq ft, this fully developed 3-bedroom, 3.5-bath semi-detached home offers thoughtful design and exceptional functionality. The open-concept main floor is perfect for both family life and entertaining, featuring a beautiful kitchen with granite counters and centre island, large pantry, a good size dining area and open to a lovely living area with a gas fireplace. Off the main living area, step out to a large deck and take a moment to enjoy the peace and quiet of the beautiful community of Riversong. Upstairs, a large bonus room separates the spacious bedrooms, including the inviting owner's retreat with its well-appointed ensuite featuring dual vanities, an oversized shower, and a generous walk-in closet. Convenient upper-floor laundry makes life even easier â€" especially with little ones! Families will appreciate the fully finished basement with a flexible office space, beautiful 3rd bathroom and good-sized family room â€" perfect for a home theatre or games room â€" bring your imagination! Outdoor living shines here, with a lovingly maintained backyard ready for entertaining. The double attached garage is a standout, complete with durable polyaspartic flooring and a mezzanine storage system accessible via a liftâ€"a dream for storage and organization. With top schools, parks, and pathways nearby, plus easy access to Calgary and the Rockies, this is the perfect







home for those who want the best of both worldsâ€"a peaceful small-town feel with every modern convenience. See why life in Riversong just feels right â€" book your showing today.

#### Built in 2013

#### **Essential Information**

MLS® # A2198133 Price \$614,900

Bedrooms 3
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,710 Acres 0.07 Year Built 2013

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 538 River Heights Crescent

Subdivision River Song
City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C0T8

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Garage Door Opener, Garage Faces Front

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen

Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry

Appliances Central Air Conditioner, Dishwasher, Electric Stove, ENERGY STAR

Qualified Appliances, Garage Control(s), Gas Water Heater,

Refrigerator, Washer/Dryer, Window Coverings

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas Log, Living Room, Mantle, Stone

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Garden, Dock

Lot Description Back Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed March 5th, 2025

Days on Market 38

Zoning R-MX

## **Listing Details**

Listing Office Royal LePage Benchmark

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