

\$567,700 - 182 River Heights Crescent, Cochrane

MLS® #A2251563

\$567,700

3 Bedroom, 3.00 Bathroom, 1,710 sqft

Residential on 0.07 Acres

River Song, Cochrane, Alberta

BIG PRICE ADJUSTMENT! As you enter 182 River Heights Crescent you will see why this is one of the nicest properties, in the best location, in this most sought-after neighborhood. Homes like this don't come up often.

Step inside and you are greeted by the wide-open plan and the stunning, wide-open views to the west that make this home truly special. The flow from the large dining room and kitchen, to the beautiful living room with gas fireplace, to the spectacular deck and backyard provides a wonderful environment for family time and entertaining. The main floor powder room is another great feature.

These original owners insisted on numerous Builder Upgrades, such as: Great Room Extension, larger windows, Premiere Cabinet Package and quartz counter-tops. The kitchen is complete with an updated stainless steel Kitchen Aide and Bosch appliances, and double electric oven with gas cooktop range. A chef's delight!

Proceed up the gracious staircase to the west facing family room/bonus room with its vaulted ceiling and spectacular views. A truly special place to enjoy the benefits of this home. Whether you are enjoying the sunset over the mountains, taking in the activity on the field or simply enjoying the serene openness, you will know that this view is yours to keep forever. The large primary suite provides its own sanctuary with plenty of space and sunny warmth. A generous



4-piece, 2-vanity en-suite completes this oasis.

The upstairs provides an additional two bedrooms, which are both well-sized, and another 4-piece bathroom. Ideal for family or guests. The convenience of an upstairs laundry room is just down the hall.

This home gives you room to grow! The fully insulated basement, with high ceilings, gives you the opportunity to easily add another 430 square feet of living space as you wish. The single attached garage is over-sized, at 28' x 13', which gives you plenty of room for your car and for lots of storage. The curb appeal, beautiful landscaped yards and great outdoor space will only add to your use and enjoyment.

River Song is one of the most desirable neighborhoods in Cochrane with easy access to highways and the city and town. With schools out your back gate and down the block, and an ever-growing level of amenities, this is a place for you to call home.

Built in 2014

Essential Information

MLS® #	A2251563
Price	\$567,700
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,710
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	182 River Heights Crescent
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0V1

Amenities

Parking Spaces	2
Parking	Garage Door Opener, Single Garage Attached, Concrete Driveway
# of Garages	2

Interior

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, French Door, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Tankless Hot Water
Appliances	Electric Oven, Garburator, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Double Oven, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Blower Fan
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Rectangular Lot, Views, Dog Run Fenced In, Level, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame, Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	20
Zoning	R-MX

Listing Details

Listing Office RE/MAX House of Real Estate

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