$525,000 - 10 River Heights Crescent, Cochrane

MLS® #A2229612

$525,000
4 Bedroom, 4.00 Bathroom, 1,561 sqft
Residential on 0.07 Acres

River Song, Cochrane, Alberta

Welcome to this beautifully finished semi-detached home in Cochraneâ€™s desirable Riversong community, offering over 2,000 sq. ft. of FULLY FINISHED living space making this extremely affordable and desirable for first time homebuyers or those looking to downsize.
The main floor features an inviting open-concept layout with stylish hardwood flooring and an abundance of natural light. The kitchen is the heart of the homeâ€”complete with a large island with breakfast bar, stainless steel appliances including a newer fridge, upgraded lighting and walk-in pantry. The dining area opens directly onto a private deckâ€”perfect for seamless indoor-outdoor living and entertaining. The living room is anchored by a feature wall including a floor to ceiling barn wood accent wall and 2 storage cabinets surrounding the electric fireplace. Creating a cozy atmosphere for quiet nights or gatherings with friends. A convenient accented and stylish powder room and access to the attached garage round out the main floor.
Upstairs, youâ€™ll find new luxury vinyl plank flooring (2024) with a versatile bonus room ideal for a home office, play area, or family retreat. The spacious primary bedroom is a peaceful sanctuary with a walk-in closet, and a 4-piece ensuite. Two additional bedrooms and a 4-piece main bath complete the upper floor.
The developed basement offers a recreation spaceâ€”perfect as a home gym, media room, or teen hangoutâ€”with a sleek 4-piece

bathroom with added storage space and a fourth bedroom (currently being used as an office).
Enjoy year-round comfort with single attached garage, youâ€™ll definitely appreciate the extra parking pad to allow 2 vehicles to park in front and off the street. The backyard is private and peaceful with plenty of mature trees adding extra privacy for your outdoor enjoyment.
Located steps from Bow Valley High School and close to parks, pathways, shopping, and dining, this home offers quick access to Highway 22â€”placing the Rocky Mountains, Kananaskis, and Banff just a short drive away. This turn-key property combines space, style, and a sought-after locationâ€”everything you need to enjoy life in Cochrane.

Built in 2009

Essential Information

MLS® #	A2229612
Price	$525,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,561
Acres	0.07
Year Built	2009
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	10 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	Breakfast Bar, Built-in Features, Kitchen Island, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Private, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2025
Days on Market	5
Zoning	R-MX

Listing Details

Listing Office	CIR Realty

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