

# \$649,900 - 446 River Heights Drive, Cochrane

MLS® #A2240383

**\$649,900**

3 Bedroom, 4.00 Bathroom, 2,302 sqft  
Residential on 0.10 Acres

River Song, Cochrane, Alberta

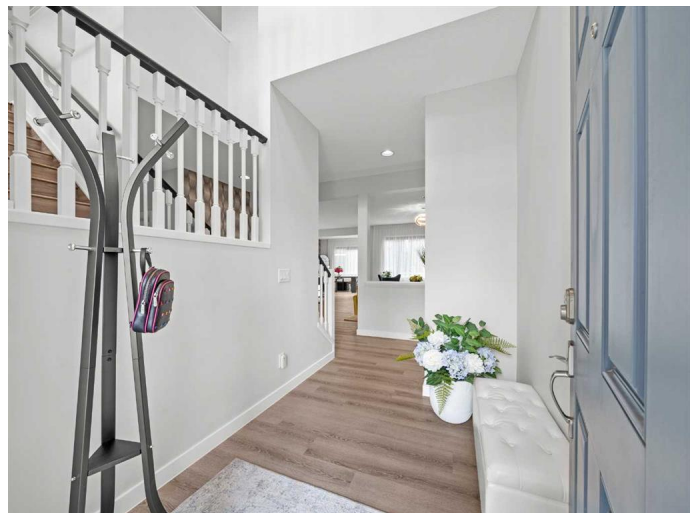
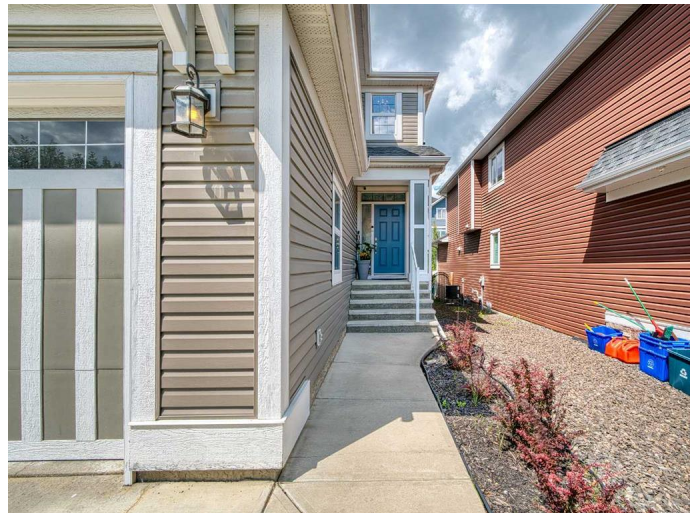
Discover the perfect blend of comfort, space, and small-town charm in this beautifully maintained 3-bedroom, 3.5-bathroom detached home located in River Heights, one of Cochrane's most desirable and family-friendly communities.

Built in 2011 and meticulously updated throughout, this home offers over 3,300 sq. ft. of developed living space, including a finished basement, a bonus room, and a double attached garage. The main floor features an inviting open-concept layout with a renovated white kitchen, stainless steel appliances, walk-in pantry, central island, and plenty of seating, ideal for both everyday living and entertaining.

Upstairs, you'll find a large bonus room, convenient laundry, and three spacious bedrooms, including a serene primary suite complete with a walk-in closet and a luxurious 5-piece ensuite.

Step outside to a two-tiered deck overlooking a fully fenced, low-maintenance backyard with open views of Cochrane's rolling hills, a perfect spot for relaxing or summer gatherings. Thoughtful touches like the direct garage entry into a mudroom with walk-in closet, and additional guest powder room on the main level, add everyday functionality.

Located just steps from walking paths, parks, and schools, and only a short drive to Cochrane's vibrant downtown, this home offers a peaceful lifestyle with the convenience of Calgary just 35 minutes away.



Whether you're upsizing, relocating, or simply craving more space, this move-in-ready home is a rare find in today's market. Book your private showing today, homes like this don't stay on the market for long!

Built in 2011

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2240383    |
| Price          | \$649,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,302       |
| Acres          | 0.10        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 446 River Heights Drive |
| Subdivision | River Song              |
| City        | Cochrane                |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T4C 0H8                 |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home                                       |
| Appliances        | Dishwasher, Electric Cooktop, Microwave, Refrigerator, Washer/Dryer, |

|                 |                                                        |
|-----------------|--------------------------------------------------------|
|                 | Electric Oven                                          |
| Heating         | Forced Air, Natural Gas, Fireplace(s), High Efficiency |
| Cooling         | None                                                   |
| Fireplace       | Yes                                                    |
| # of Fireplaces | 1                                                      |
| Fireplaces      | Gas, Living Room                                       |
| Has Basement    | Yes                                                    |
| Basement        | Finished, Full                                         |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Private Yard                                                 |
| Lot Description   | Back Yard, Low Maintenance Landscape, Rectangular Lot, Views |
| Roof              | Asphalt Shingle                                              |
| Construction      | Stone, Vinyl Siding, Wood Frame                              |
| Foundation        | Poured Concrete                                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 16              |
| Zoning         | R-LD            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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