

# **\$659,900 - 393 River Heights Drive, Cochrane**

MLS® #A2191112

**\$659,900**

4 Bedroom, 3.00 Bathroom, 1,997 sqft

Residential on 0.01 Acres

River Song, Cochrane, Alberta

393 River Heights Dr! DEVELOPED BASEMENT! Located in a vibrant community, you'll have easy access to scenic walking trails, essential amenities, and a nearby high school. Welcome to this beautiful 1997 sq/ft 2-storey home, where modern comforts meet timeless elegance. The heart of the home, a gourmet kitchen, features sleek granite countertops, a large island, and top-of-the-line stainless steel appliances, making it an entertainer's dream. Upstairs, youâ€™™ll find a cozy bonus roomâ€™™perfect for movie nights or a home officeâ€™™alongside three generously sized bedrooms. The primary suite is a true retreat, offering ample space for king-sized furnishings. The spa-like ensuite, complete with dual sinks, a soaker tub, and a separate shower, promises a serene escape after a long day. With 9ft ceilings and an open-concept layout on the main floor, the living space feels bright and inviting. The walk-through pantry, main floor laundry, and a fully insulated, dry-walled garage add both convenience and practicality. The finished basement extends your living space, featuring a spacious rec room, a fourth bedroom, and a rough-in for a future bathroomâ€™™ideal for guests or a growing family. But the charm doesnâ€™™t stop indoors. Imagine unwinding on your deck, soaking up the sun in your fully landscaped/fenced backyard. Ready to make a move? Call today to book your personal viewing!



Built in 2010

## Essential Information

MLS® #	A2191112
Price	\$659,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,997
Acres	0.01
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	393 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	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 29th, 2025
Days on Market	88
Zoning	R-LD

## Listing Details

Listing Office	Coldwell Banker United
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.