

\$627,500 - 751 River Heights Crescent, Cochrane

MLS® #A2216004

\$627,500

4 Bedroom, 4.00 Bathroom, 1,736 sqft

Residential on 0.09 Acres

River Heights, Cochrane, Alberta

OPEN HOUSE, THIS SUNDAY, JUNE 8TH, FROM 12-2PM Welcome to 751 River Heights Crescent, Cochrane – A Perfect Family Home nestled in the heart of the family-friendly community of River Heights. This charming detached home is ideally located near schools, walking paths, parks, and more, making it a perfect choice for families with children. From the moment you arrive, you'll be greeted by a warm and inviting wooden front porch, the ideal spot to sip your morning coffee and wave to friendly neighbours. Step inside to discover gleaming hardwood floors and a bright, spacious front office, perfectly suited for working from home. The home opens into a stunning open-concept layout featuring a bright white kitchen with stainless steel appliances, granite countertops, and ample cabinet space. The seamless flow into the living and dining areas creates a perfect atmosphere for entertaining family and friends. At the back of the home, oversized windows flood the space with natural light, enhancing the home's bright and welcoming ambiance. Upstairs, you'll find three comfortable bedrooms including a large master suite, plus a convenient laundry room, and a stylish 4-piece bathroom. The primary suite offers an abundant amount of space, a walk-in closet, and a 3-piece ensuite bathroom, providing a peaceful retreat after a long day. The fully finished basement adds incredible versatility, with a large recreation area ideal for a media or games room, plus an



additional bedroom and 4-piece bathroom, perfect for overnight guests. Step outside to enjoy the fully fenced backyard, complete with a large deck with Duradec for summer barbecues and direct access to your double detached garage. River Heights is a vibrant, growing community that offers everything a family need to thrive. Donâ€™t miss your chance to own this beautifully maintained home â€“ book your showing today!

Built in 2012

Essential Information

MLS® #	A2216004
Price	\$627,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,736
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	751 River Heights Crescent
Subdivision	River Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0S2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

of Garages 2

Interior

Interior Features Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s), Wired for Sound

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Garage Control(s)

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features None

Lot Description Back Yard, Front Yard, Landscaped, Rectangular Lot, Lawn, Level

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 29th, 2025

Days on Market 39

Zoning R-LD

Listing Details

Listing Office Royal LePage Benchmark

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