

# \$695,000 - 271 River Heights Crescent, Cochrane

MLS® #A2246968

**\$695,000**

3 Bedroom, 4.00 Bathroom, 1,898 sqft  
Residential on 0.09 Acres

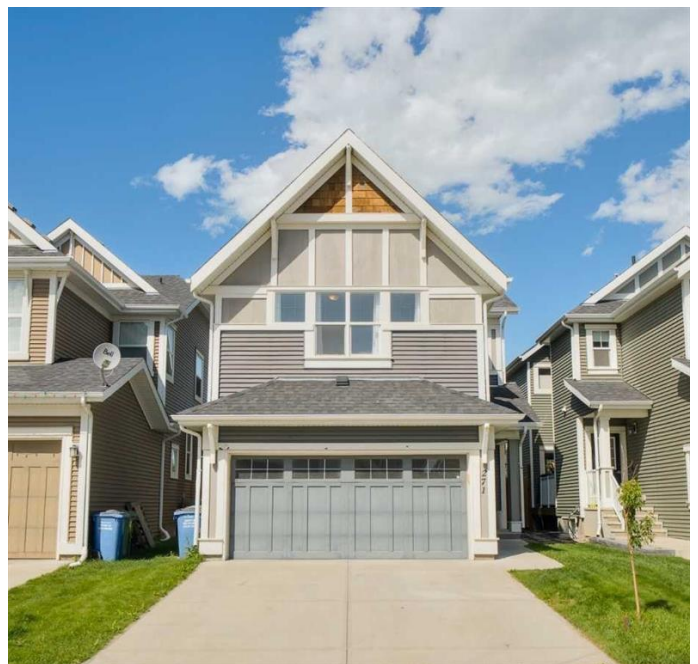
River Song, Cochrane, Alberta

Welcome to this beautifully maintained two-storey, front-drive home in desirable River Heights. This property combines functionality, comfort, and style for the whole family.

The main floor features a unique, OPEN-CONCEPT layout filled with natural light from the MANY LARGE WINDOWS. The kitchen is a standout with its GRANITE counters, large BREAKFAST BAR, STAINLESS STEEL APPLIANCES, and PANTRY—perfect for both everyday living and entertaining. Adjacent to the kitchen is a bright dining area and a cozy living room, creating a welcoming space for family gatherings.

Upstairs, you™ll find three spacious bedrooms including the primary retreat complete with a 4-piece ENSUITE featuring a SOAKING TUB, a STAND-ALONE SHOWER and a WALK-IN CLOSET. A bonus room provides extra living space, while the upstairs laundry room and guest bathroom add everyday convenience.

The FULLY FINISHED BASEMENT offers even more living space with a comfortable family room area with a stylish WET BAR, an additional room, currently used as a bedroom but could also function as an office or den, and a full bathroom—ideal for guests or family movie nights.



Step outside to the large, fully fenced, north-facing backyard, beautifully TREED for privacy and enjoyment. Whether you’re hosting summer BBQs or relaxing in the shade, this outdoor space has something for everyone.

Located close to schools, the amenities of Cochrane, walking paths, and the Recreation Centre, this home combines a quiet family-friendly location with easy access to everything you need.

Don’t miss the opportunity to make this exceptional River Heights property your new home!

Built in 2014

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2246968    |
| Price          | \$695,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,898       |
| Acres          | 0.09        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 271 River Heights Crescent |
| Subdivision | River Song                 |
| City        | Cochrane                   |
| County      | Rocky View County          |
| Province    | Alberta                    |

Postal Code T4C 0V2

### Amenities

Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Granite Counters, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar  
Appliances Dishwasher, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features None  
Lot Description Back Yard, Treed  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed August 18th, 2025  
Days on Market 20  
Zoning R-LD

### Listing Details

Listing Office eXp Realty

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.