

# **\$549,900 - 426 River Heights Crescent, Cochrane**

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MLS® #A2221410

**\$549,900**

4 Bedroom, 4.00 Bathroom, 1,558 sqft

Residential on 0.07 Acres

River Heights, Cochrane, Alberta

Welcome to this well-maintained two storey half duplex in the family-friendly community of River Heights! Ideally located close to schools, the Cochrane Rec Centre, river walking paths, and all town amenities, this home offers comfort, convenience, and value.

The bright main floor features a WHITE KITCHEN with GRANITE COUNTERTOPS, a PANTRY, and an open layout perfect for everyday living. Step out from the dining area onto the DOUBLE DECK and enjoy the private, south-facing, treed backyard—an ideal space for relaxing or entertaining.

Upstairs, you'll find a versatile bonus room and three bedrooms, including the spacious primary bedroom with a 4-piece ENSUITE and WALK-IN CLOSET.

The FULLY FINISHED BASEMENT offers 9'™ CEILINGS, a fourth bedroom, a 3-piece bathroom, a cozy family room, laundry, and space for a home gym or office.

Additional features include HOT WATER on DEMAND, TRIPLE PANE WINDOWS, and a single attached garage. A perfect place to call home in an ideal location—don't miss it!

Built in 2013

## **Essential Information**



MLS® #	A2221410
Price	\$549,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,558
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	426 River Heights Crescent
Subdivision	River Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0T9

### Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Granite Counters, High Ceilings, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Rectangular Lot

Roof	Asphalt
Construction	Concrete, Vinyl Siding, Wood
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	9
Zoning	R-MX

**Listing Details**

Listing Office	eXp Realty
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