

# \$649,999 - 97 River Heights Crescent, Cochrane

MLS® #A2247450

**\$649,999**

5 Bedroom, 4.00 Bathroom, 1,750 sqft  
Residential on 0.10 Acres

River Heights, Cochrane, Alberta

If you've been searching for a family home with over 2400 SF of living space and a huge garage that could be used as a mechanic shop, RV parking and all in a fantastic neighborhood, then this might be the one. Walking up to the front step, you pass the fenced front yard and onto the covered front porch, step inside to be welcomed by a bright, open space with warm wood accents and a layout that just makes sense. Starting with the large living room with built-in shelving and plenty of natural light.

The kitchen and dining area are made for real life with plenty of cabinets for storage, a central island, a gas range for the home chef, and a farmhouse sink that adds just the right touch of charm.

Upstairs, you'll pass a handy little office nook on your way to three bedrooms. The primary has its own 5 piece ensuite and a walk-in closet. Laundry room is upstairs, because hauling baskets up and down stairs is overrated.

The fully finished basement gives you even more space, with two extra bedrooms and another full bath. One bedroom was built as a soundproof music room, so if you've got a drummer, podcaster, or someone who values quiet, you're covered. The big family room has a wood-burning stove for those chilly evenings when you just want to curl up and



relax.

Step outside and you'll find a deck with built-in seating and a gas line for your BBQ, a dog run, and RV parking with hookups. And then there's the garage! A massive, heated space with extra high ceilings, roughed-in for in-floor heat with a second story loft for storage.

All of this is in River Heights, one of Cochrane's most loved and accessible communities. You're steps from parks, the Bow River pathways, and schools, including a brand-new K-8 school under construction just around the corner.

This home lets you live the full Cochrane lifestyle

Built in 2009

### Essential Information

MLS® #	A2247450
Price	\$649,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,750
Acres	0.10
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	97 River Heights Crescent
Subdivision	River Heights

City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0J5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Off Street, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, See Remarks, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Dog Run
Lot Description	Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Front Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 13th, 2025
Days on Market	18
Zoning	R-LD

### **Listing Details**

Listing Office	Real Broker
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