

\$585,000 - 91 River Heights Green, Cochrane

MLS® #A2255031

\$585,000

3 Bedroom, 3.00 Bathroom, 1,690 sqft
Residential on 0.08 Acres

River Heights, Cochrane, Alberta

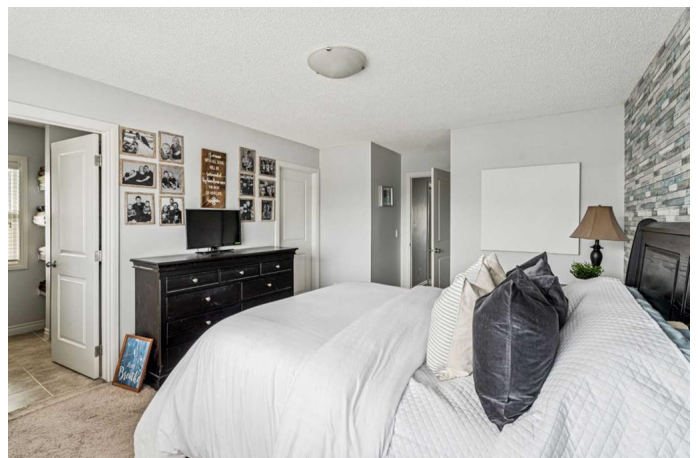
OPEN HOUSE SUNDAY NOVEMBER 9 from 1PM - 3PM | Welcome to this lovely two storey, detached in River Heights Green, offering modern finished and a functional layout.

The main floor features an OPEN CONCEPT design with HIGH CEILINGS, creating a bright and spacious atmosphere. The stylish kitchen is equipped with QUARTZ COUNTERTOPS, a central ISLAND with BREAKFAST BAR, STAINLESS STEEL APPLIANCES, and rich DARK CABINETRY, making it the perfect space for cooking and entertaining. The adjacent dining area flows seamlessly into the living room, where a GAS FIREPLACE with beautiful STONE SURROUND and a MANTLE provides a warm focal point for family gatherings.

Upstairs, youâ€™ll find three bedroom, including the primary bedroom complete with a FEATURE WALL, LARGE WINDOWS, WALK-IN CLOSET and a 4 piece ENSUITE. A versatile BONUS ROOM, convenient LAUNDRY ROOM, and additional 4 piece main bathroom complete the upper level.

The UNFINISHED SUNSHINE BASEMENT with its 9ft CEILINGS and bathroom rough-in, is ready for your personal touchâ€™ideal for a future rec room, gym, or extra bedrooms.

Step outside to your EAST FACING backyard,



featuring a DECK, FIRE PIT AREA, perfect for relaxing or entertaining and GARDEN BOXES great for those with a green thumb. The property also boasts an OVERSIZED DETACHED GARAGE, offering plenty of parking and storage.

Located in the desirable community of RIVER HEIGHTS, this home is close to parks, pathways, schools, and shopping, with easy access to major routes. Stylish, comfortable, and move-in ready—this home truly has it all!

Built in 2014

Essential Information

MLS® #	A2255031
Price	\$585,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,690
Acres	0.08
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	91 River Heights Green
Subdivision	River Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0Y4

Amenities

Parking Spaces	2
----------------	---

Parking	Double Garage Detached, Oversized
# of Garages	2

Interior

Interior Features	High Ceilings, Quartz Counters
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

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

Additional Information

Date Listed	September 11th, 2025
Days on Market	52
Zoning	R-LD

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.