

\$525,000 - 183 River Heights Drive, Cochrane

MLS® #A2222706

\$525,000

3 Bedroom, 3.00 Bathroom, 1,501 sqft

Residential on 0.06 Acres

The Willows, Cochrane, Alberta

**** OPEN HOUSE: Saturday, May 24th 1-3pm and Sunday, May 25th 3-5pm **** Welcome to this beautifully maintained end unit townhome in the highly sought-after community of The Willows. Ideally situated close to schools, parks, and local amenities, offering the perfect blend of convenience, space, and modern comfort. When you step inside, you'll notice the abundance of natural light, thanks to the extra windows exclusive to this west facing end unit. The open concept main floor is functional and spacious, featuring a huge kitchen island, great for busy mornings and family breakfasts. The kitchen is equipped with stainless steel appliances, including a gas stove (with an electric plug option), offering both versatility and performance. The spacious dining area flows seamlessly to the large back deck, which includes a gas line—perfect for your BBQ setup. A convenient half bath completes the main level. Upstairs to the primary suite, complete with walk-in closet, a large south-facing window for plenty of natural light, and a 3 piece ensuite. The generously sized second bedroom also has its own walk in closet, while the third bedroom offers flexibility for a guest room, office, or nursery. A well-appointed 4-piece family bathroom serves the upper floor. The partially finished basement features completed stairs, providing a great start for future development, or enjoy the space as a blank canvas to suit your needs. Additional features include: Triple-pane windows for energy efficiency and quiet



comfort, Storm doors at both front and back, each with hidden screens, Pre-wired security system (including wiring to the primary suite), Pre-wired central vacuum, and on demand hot water and soft close cabinets. The fully fenced backyard includes a spacious deck, lawn area, and private access to the alley leading to your double detached garage, which comes with three bike lifts. This home checks all the boxes for space, light, and future potential. Come and see what makes this one stand out in The Willows! Book your showing today!

Built in 2015

Essential Information

MLS® #	A2222706
Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,501
Acres	0.06
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	183 River Heights Drive
Subdivision	The Willows
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0Y1

Amenities

Parking Spaces	2
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Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings, Oven
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Lawn
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2025
Days on Market	1
Zoning	R-MD

Listing Details

Listing Office	eXp Realty
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