

# \$540,000 - 198 River Heights Crescent, Cochrane

MLS® #A2225848

**\$540,000**

3 Bedroom, 3.00 Bathroom, 1,538 sqft

Residential on 0.07 Acres

River Song, Cochrane, Alberta

**\*\* Open House Sunday June 1 at 1-3 PM \*\***

This charming 1,538 sq ft 2-storey home is ideally located on a quiet crescent in the family-friendly community of River Heights.

With 3 bedrooms plus a spacious bonus room on the upper level, there's plenty of room for a growing family. The open-concept main floor features a bright and inviting kitchen complete with a large island, quartz countertops, and ample cabinetry—perfect for both everyday living and entertaining. Enjoy beautiful views of the green space from all the main areas of the home, including the kitchen, dining, living room, and even the upper-floor bonus room—bringing peace and privacy to your daily life. Step outside to a fully fenced backyard with direct access to the green space, making it an ideal space for kids, pets, and outdoor relaxation. The single attached garage offers added convenience, and the unfinished basement provides opportunity to customize and expand your living space. Whether you're just starting out or looking to simplify, this well-kept home offers great value in a sought-after location.



Built in 2015

## Essential Information

MLS® #                      A2225848

Price                        \$540,000

Bedrooms                3

|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,538                  |
| Acres          | 0.07                   |
| Year Built     | 2015                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 198 River Heights Crescent |
| Subdivision | River Song                 |
| City        | Cochrane                   |
| County      | Rocky View County          |
| Province    | Alberta                    |
| Postal Code | T4C 0V2                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Stone Counters, Walk-In Closet(s)                                                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                |
| Cooling           | None                                                                                                      |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Unfinished                                                                                          |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | None                                                                       |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Vinyl Siding, Wood Frame                                                   |

Foundation                Poured Concrete

**Additional Information**

Date Listed                May 29th, 2025  
Days on Market        4  
Zoning                      R-MX

**Listing Details**

Listing Office            Coldwell Banker United

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.