

\$620,000 - 76 River Heights Boulevard, Cochrane

MLS® #A2243612

\$620,000

4 Bedroom, 4.00 Bathroom, 1,720 sqft

Residential on 0.08 Acres

River Song, Cochrane, Alberta

**** HUGE RECENT PRICE ADJUSTMENT! ****

An absolute gem sitting across from the park, steps to the crosswalk & pathway. This location gives you that spacious, airy feeling out front where you can enjoy the view from your huge covered front deck & allows your little kids, older kids & pets all the conveniences within a sling shot distance away! This home is flooded with natural light from the abundance of large windows throughout adorned with Hunter Douglas window coverings! The character & layout of this home is superb with fantastic flow & function including a MAIN FLOOR OFFICE space! Boasting 9ft ceilings, a gorgeous primary suite with a vaulted ceiling, walk-in closet & 5 piece bathroom including a luxurious soaker tub for those relaxing evenings swept away in silence! UPPER LEVEL LAUNDRY is a must have these days & the spacious front & back entryways allow for shoes & jackets to be tucked away from the main flow of the home! This property is FULLY FINISHED - the basement development is LIKE NEW & every corner is functionally laid out & utilized from the HOME GYM space to the extra storage room! Out back, you are spoiled with an oversized 21'3" x 23'8" double detached garage - with windows for lots of natural light, a fair sized deck & green space to "ground" yourself or the kids & furry friends to enjoy! This location & street is "the place to be" in Riversong as there are not many properties at this price point where you can sit



on your front deck and not just stare at other homes. Once again.. this one is a gem with the layout, location and bones to make all your dream home ideas come to life! Make it all happen comfortably at 76 River Heights!

Built in 2011

Essential Information

MLS® #	A2243612
Price	\$620,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,720
Acres	0.08
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	76 River Heights Boulevard
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0J6

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Soaking Tub, Storage
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Appliances	Dishwasher, Dryer, Electric Range Hood, Refrigerator, W
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full



Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 28th, 2025
Days on Market	14
Zoning	R-LD

Listing Details

Listing Office	CIR Realty
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