

# \$510,000 - 155 River Heights Drive, Cochrane

MLS® #A2215657

**\$510,000**

2 Bedroom, 3.00 Bathroom, 1,161 sqft

Residential on 0.06 Acres

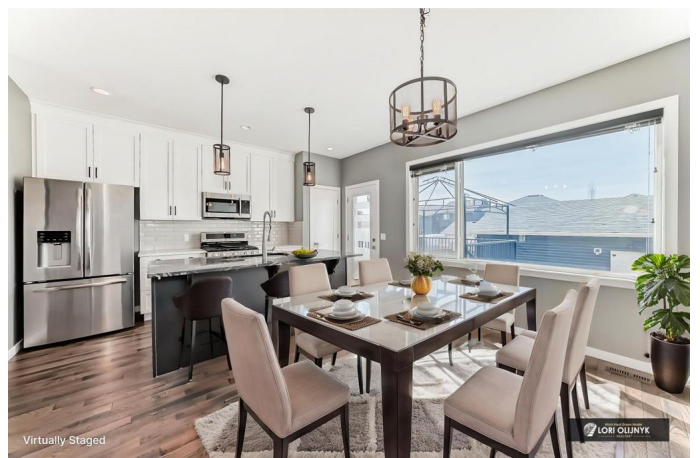
The Willows, Cochrane, Alberta

Looking for a home that's move-in ready and full of thoughtful upgrades? This beautifully updated semi-detached home blends modern style with everyday functionality and it's priced to impress.

Step inside and you'll instantly feel the fresh, contemporary vibe. Newly painted with gleaming hardwood floors and 9-foot ceilings, the open-concept main floor is perfect for entertaining or relaxing after a busy day. The cozy living room features a sleek built-in fireplace with custom shelving perfect for movie nights or displaying your favorite pieces.

Love to cook (or at least love the idea of it)? The kitchen has you covered with a show-stopping dark wood island, full-height two-tone cabinetry, quartz countertops, and a classic subway tile backsplash. Plus, you'll get a full suite of brand-new, high-end appliances: French door fridge with water/ice, gas stove, microwave, and a whisper-quiet Bosch dishwasher. The dining area looks out to the sunny, landscaped backyard ideal for summer BBQs or sipping your morning coffee on the raised deck.

Upstairs, you'll find two spacious bedrooms, each with their own private ensuite and walk-in closet a rare dual primary layout that's perfect for roommates, guests, or a home office setup. Bonus: There's also a full laundry room on this level (no more hauling



baskets up and down stairs!).

The basement is ready for your personal touch with electrical completed, a roughed-in bathroom, and an egress window – great for adding extra living space or a future media room. You™ll also enjoy the comfort of central A/C and a built-in vacuum system.

Outside, enjoy your own private, fenced backyard with a raised deck, garden space, and a detached double garage with paved alley access. Everything™s been well cared for and permitted, giving you peace of mind and low maintenance for years to come.

Why settle for builder-basic when you can have upgraded, stylish, and affordable – all in one?

Built in 2014

**Essential Information**

MLS® #	A2215657
Price	\$510,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,161
Acres	0.06
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	155 River Heights Drive
Subdivision	The Willows

City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0Y1

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, City Lot, Gazebo, Landscaped, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 8th, 2025
Days on Market	2
Zoning	R-MX

### Listing Details

Listing Office	Stonemere Real Estate Solutions
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