

\$620,000 - 751 River Heights Crescent, Cochrane

MLS® #A2216004

\$620,000

4 Bedroom, 4.00 Bathroom, 1,736 sqft

Residential on 0.09 Acres

River Heights, Cochrane, Alberta

**** PRICE CORRECTION**** Welcome to 751 River Heights Crescent, Cochrane – A Perfect Family Home nestled in the heart of the family-friendly community of River Heights. This charming detached home is ideally located near schools, walking paths, parks, and more, making it a perfect choice for families with children. From the moment you arrive, you'll be greeted by a warm and inviting wooden front porch, the ideal spot to sip your morning coffee and wave to friendly neighbours. Step inside to discover gleaming hardwood floors and a bright, spacious front office, perfectly suited for working from home. The home opens into a stunning open-concept layout featuring a bright white kitchen with stainless steel appliances, granite countertops, and ample cabinet space. The seamless flow into the living and dining areas creates a perfect atmosphere for entertaining family and friends. At the back of the home, oversized windows flood the space with natural light, enhancing the home's bright and welcoming ambiance. Upstairs, you'll find three comfortable bedrooms including a large master suite, plus a convenient laundry room, and a stylish 4-piece bathroom. The primary suite offers an abundant amount of space, a walk-in closet, and a 3-piece ensuite bathroom, providing a peaceful retreat after a long day. The fully finished basement adds incredible versatility, with a large recreation area ideal for a media or games room, plus an additional bedroom and 4-piece bathroom,



perfect for overnight guests. Step outside to enjoy the fully fenced backyard, complete with a large deck with Duradec for summer barbecues and direct access to your double detached garage. River Heights is a vibrant, growing community that offers everything a family need to thrive. Donâ€™t miss your chance to own this beautifully maintained home â€“ book your showing today!

Built in 2012

Essential Information

MLS® #	A2216004
Price	\$620,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,736
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	751 River Heights Crescent
Subdivision	River Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0S2

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 29th, 2025
Days on Market	75
Zoning	R-LD

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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