

\$570,000 - 390 River Heights Crescent, Cochrane

MLS® #A2262509

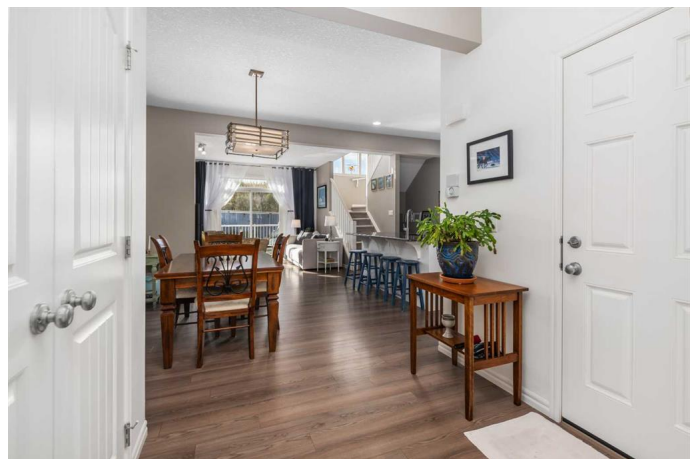
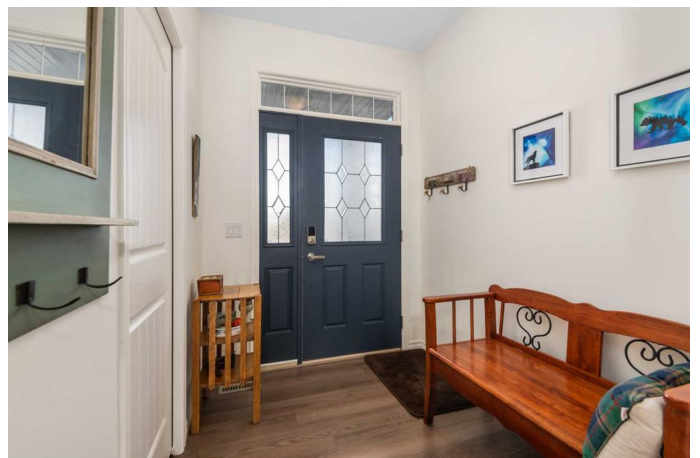
\$570,000

3 Bedroom, 4.00 Bathroom, 1,709 sqft

Residential on 0.07 Acres

River Song, Cochrane, Alberta

Welcome to River Song in Cochrane, where convenience, lifestyle, and affordability meet. This meticulously maintained half duplex delivers spacious living at a fraction of the cost and no condo fees! Step inside to a welcoming foyer with a handy main floor powder room and direct access to the oversized single garage – perfect for storage, a motorcycle, or outdoor gear for the enthusiasts taking advantage of the short drive to the mountains. The open-concept main floor is filled with natural light thanks to a south-facing patio door and expansive stairwell windows. The bright white kitchen features granite countertops, stainless steel appliances, a large pantry and ample storage, seamlessly connecting to the dining area – ideal for hosting family and friends. Just off the dining space, the inviting living room with its cozy gas fireplace offers the perfect place to relax and bask in the natural light, especially on the cooler days. Upstairs, huge windows continue to flood the home with light. A spacious bonus room makes a great TV lounge or play area. The primary suite boasts a walk-in closet and a large private ensuite, while two additional bedrooms, a full bathroom, and convenient upstairs laundry complete the level. The basement is a true standout – a “speakeasy” style retreat that doubles as a recreation space or guest area, complete with a full bathroom equipped with a vintage soaker tub and vanity. Outside, enjoy your south-facing back deck with BBQ gas line and



large patio – perfect for summer gatherings and laid-back evenings. This home is a fantastic fit for many lifestyles: downsizers who still want room for guests, buyers ready to move up from an apartment or townhouse or first-time homeowners looking for comfort and functionality. Come see for yourself how this property strikes the perfect balance of style, space, and value!

Built in 2015

Essential Information

MLS® #	A2262509
Price	\$570,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,709
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	390 River Heights Crescent
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0T9

Amenities

Parking Spaces	2
Parking	Garage Faces Front, Single Garage Attached
# of Garages	1

Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Tile
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line, Garden
Lot Description	Back Yard, City Lot, Front Yard, Garden, Gentle Sloping, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 7th, 2025
Days on Market	10
Zoning	R-MX

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.