

# \$549,900 - 426 River Heights Crescent, Cochrane

MLS® #A2221410

**\$549,900**

4 Bedroom, 4.00 Bathroom, 1,558 sqft  
Residential on 0.07 Acres

River Heights, Cochrane, Alberta

**\*\*OPEN HOUSE SUNDAY JULY 6, 1PM - 3PM\*\*** | Welcome to this well-maintained two storey half duplex in the family-friendly community of River Heights! Ideally located close to schools, the Cochrane Rec Centre, river walking paths, and all town amenities, this home offers comfort, convenience, and value.

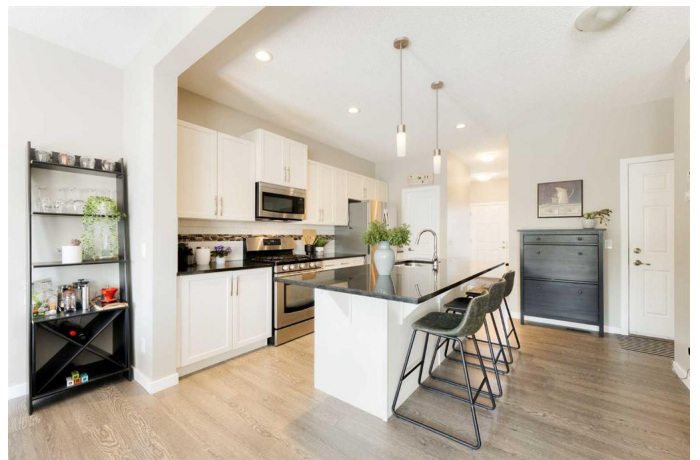
The bright main floor features a WHITE KITCHEN with GRANITE COUNTERTOPS, a PANTRY, and an open layout perfect for everyday living. Step out from the dining area onto the DOUBLE DECK and enjoy the private, south-facing, treed backyard—an ideal space for relaxing or entertaining.

Upstairs, you'll find a versatile bonus room and three bedrooms, including the spacious primary bedroom with a 4-piece ENSUITE and WALK-IN CLOSET.

The FULLY FINISHED BASEMENT offers 9'™ CEILINGS, a fourth bedroom, a 3-piece bathroom, a cozy family room, laundry, and space for a home gym or office.

Additional features include HOT WATER on DEMAND, TRIPLE PANE WINDOWS, and a single attached garage. A perfect place to call home in an ideal location—don't miss it!

Built in 2013



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2221410               |
| Price          | \$549,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,558                  |
| Acres          | 0.07                   |
| Year Built     | 2013                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 426 River Heights Crescent |
| Subdivision | River Heights              |
| City        | Cochrane                   |
| County      | Rocky View County          |
| Province    | Alberta                    |
| Postal Code | T4C 0T9                    |

## Amenities

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

## Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Pantry, Walk-In Closet(s), Granite Counters                              |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Gas Stove |
| Heating           | Forced Air                                                                              |
| Cooling           | None                                                                                    |
| Has Basement      | Yes                                                                                     |
| Basement          | Finished, Full                                                                          |

## Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                                    |
|-----------------|------------------------------------|
| Lot Description | Rectangular Lot                    |
| Roof            | Asphalt                            |
| Construction    | Concrete, Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete                    |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 27             |
| Zoning         | R-MX           |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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