

# \$674,000 - 97 River Heights Crescent, Cochrane

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MLS® #A2232546

**\$674,000**

5 Bedroom, 4.00 Bathroom, 1,751 sqft  
Residential on 0.10 Acres

River Heights, Cochrane, Alberta

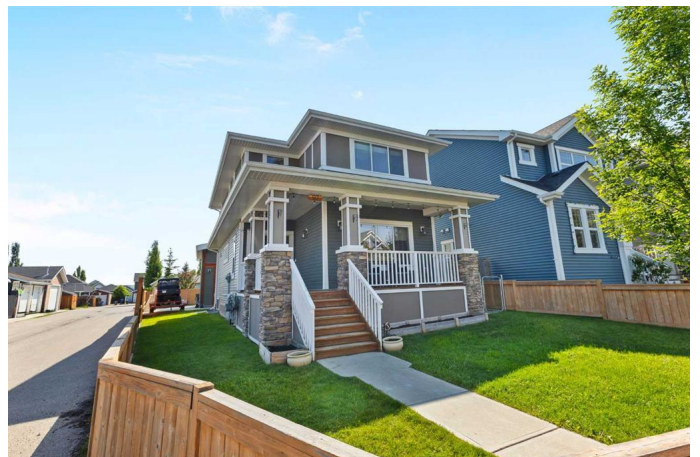
Beautiful, functional with tons of useable features this home could have everything you're looking for. Step inside to a bright and welcoming main floor with warm wood tones and a layout that feels both spacious and functional.

The open-concept kitchen and dining area are made for everyday living and entertaining with plenty of cabinet space, a central island for gathering, a gas range, and a stylish farmhouse sink. It's a warm, family-friendly space that truly feels like the heart of the home.

Upstairs, past the office area, you'll find three bedrooms, including the primary with a walk-in closet and private ensuite bathroom. The convenience of upstairs laundry makes life that much easier for busy households.

Downstairs, the fully finished basement offers even more room to spread out, featuring two additional bedrooms, another full bathroom, a large family room with a cozy wood-burning stove that is perfect for curling up during those colder months or hosting laid-back movie nights.

Step out back to enjoy the fully fenced yard, complete with a deck with built-in seating and a gas line for your BBQ, a dog run, and RV parking. The oversized garage is a true standout. Heated, with extra height,



roughed-in for in-floor heating, and tons of usable storage space above. Pictures don't do it justice.

All this in one of Cochrane's most loved communities, you're close to parks, the Bow River pathway system, and walking distance to schools with a new K-8 school currently under development just around the corner.

This is the full Cochrane lifestyle

Built in 2009

**Essential Information**

MLS® #	A2232546
Price	\$674,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,751
Acres	0.10
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	97 River Heights Crescent
Subdivision	River Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0J5

**Amenities**

Parking Spaces	4
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Parking	Double Garage Detached, Off Street, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Wood, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Mixed, Wood Burning Stove, See Remarks
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Dog Run
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 19th, 2025
Days on Market	17
Zoning	R-LD

### Listing Details

Listing Office	Real Broker
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