

# \$517,500 - 2 River Heights Crescent, Cochrane

MLS® #A2244825

**\$517,500**

3 Bedroom, 3.00 Bathroom, 1,503 sqft  
Residential on 0.10 Acres

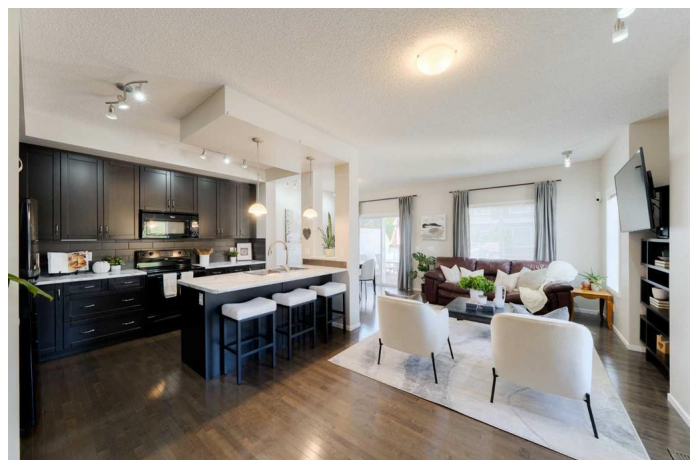
River Heights, Cochrane, Alberta

OPEN HOUSE SATURDAY AUGUST 23  
11AM - 1PM | Welcome to this charming two-storey half duplex located on a desirable corner lot in the peaceful community of River Heights. This home offers a functional layout with a cozy yet spacious feel, perfect for families or first-time buyers. The kitchen features rich DARK CABINETRY, BLACK APPLIANCES, and WHITE LAMINATE countertops on the ISLAND with a BREAKFAST BAR—ideal for casual dining or entertaining.

The bright and airy living room flows seamlessly into the adjacent dining area, both filled with natural light from LARGE WINDOWS and a patio door that opens to the OVERSIZED, PRIVATE and beautifully LANDSCAPED backyard—your perfect outdoor retreat.

Upstairs, you'll find three generously sized bedrooms, including a primary bedroom complete with a WALK-IN CLOSET and a 4-piece ENSUITE. A second 4-piece bathroom provides convenience for family or guests.

The unfinished basement offers endless potential for future development to suit your lifestyle—whether you envision a recreation room, home gym, or additional bedroom. Additional features include CENTRAL AIR CONDITIONING to keep you comfortable year-round and a SINGLE ATTACHED



GARAGE for added convenience.

Located within walking distance to schools, parks, the Bow River, and nearby amenities, this home blends comfort, privacy, and a family-friendly location. Don't miss this fantastic opportunity to own in River Heights!

Built in 2008

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2244825               |
| Price          | \$517,500              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,503                  |
| Acres          | 0.10                   |
| Year Built     | 2008                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 2 River Heights Crescent |
| Subdivision | River Heights            |
| City        | Cochrane                 |
| County      | Rocky View County        |
| Province    | Alberta                  |
| Postal Code | T4C 0J3                  |

**Amenities**

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

**Interior**

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                                                                                          |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Oven |
| Heating           | Forced Air                                                                                                                              |
| Cooling           | Central Air                                                                                                                             |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | Full, Unfinished                                                                                                                        |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Yard                       |
| Lot Description   | Corner Lot                         |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 18               |
| Zoning         | R-MX             |

## Listing Details

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

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