

\$624,900 - 480 River Heights Green, Cochrane

MLS® #A2265408

\$624,900

4 Bedroom, 4.00 Bathroom, 1,632 sqft
Residential on 0.01 Acres

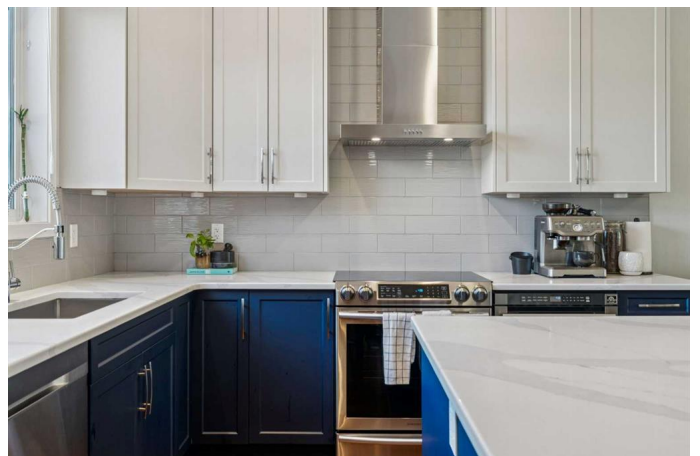
River Heights, Cochrane, Alberta

OPEN HOUSE SATURDAY NOVEMBER 22
from 2:30PM - 4:30PM | Welcome to this
beautifully updated two-storey home in the
heart of desirable River Heights! From the
moment you arrive, the inviting FRONT
PORCH sets the tone â€” perfect for enjoying
your morning coffee or relaxing with a good
book in the evening.

Inside, the main floor features rich
HARDWOOD FLOORS, abundant natural
light, and a seamless flow for everyday living.
The recently upgraded kitchen is a true
showstopper, with elegant CREAM LINEN
UPPER CABINETS, NAVY LOWERS, NEW
QUARTZ countertops, and all-new
stainless-steel appliances â€” including an
INDUCTION STOVE, range hood, built-in
microwave, fridge, and dishwasher. The
OVERSIZED ISLAND offers ample prep and
gathering space, ideal for entertaining.

The living room centres around a cozy GAS
FIREPLACE with a MANTLE, creating a warm,
welcoming atmosphere.

Upstairs, youâ€™ll find three spacious
bedrooms, including a primary bedroom with a
luxurious 4-piece ENSUITE featuring a
SOAKER TUB and STAND-ALONE
SHOWER. A bonus room with a TV wall mount
and bookshelf adds extra versatility for family
living.



Downstairs, the FULLY FINISHED SUNSHINE BASEMENT boasts LAMINATE flooring, NEW CARPET, and stylish BOARD and BATTEN detailing along the stairway. The REC room features an ELECTRIC FIREPLACE with a LIVE-EDGE MANTLE, and thereâ€™s a FOURTH BEDROOM with its own ELECTRIC FIREPLACE and 4-PIECE ENSUITE â€” perfect for guests or teens.

Step outside to the NORTH EAST-facing backyard, sunny through the morning and afternoon, complete with a COVERED DECK and GAZEBO, PATIO AREA, SIDE ENTRANCE, DOG RUN, and an OVERSIZED, INSULATED DOUBLE DETACHED GARAGE with a window for natural light.

Move-in ready and beautifully appointed, this River Heights gem perfectly blends comfort, style, and functionality!

Built in 2013

Essential Information

MLS® #	A2265408
Price	\$624,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,632
Acres	0.01
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	480 River Heights Green
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Subdivision	River Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0S1

Amenities

Parking Spaces	2
Parking	Oversized, Double Garage Detached, Insulated
# of Garages	2

Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s), Soaking Tub
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Induction Cooktop
Heating	Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Living Room, Basement, Electric
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Dog Run
Lot Description	Back Lane, Front Yard, Lawn, Dog Run Fenced In, Gazebo
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 5th, 2025
Days on Market	15
Zoning	R-LD

Listing Details

Listing Office	eXp Realty
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