

# \$578,800 - 182 River Heights Crescent, Cochrane

MLS® #A2251563

**\$578,800**

3 Bedroom, 3.00 Bathroom, 1,710 sqft

Residential on 0.07 Acres

River Song, Cochrane, Alberta

As you enter 182 River Heights Crescent you will see why this is one of the nicest properties, in the best location, in this most sought-after neighborhood. Homes like this don't come up often.

Step inside and you are greeted by the wide-open plan and the stunning, wide-open views to the west that make this home truly special. The flow from the large dining room and kitchen, to the beautiful living room with gas fireplace, to the spectacular deck and backyard provides a wonderful environment for family time and entertaining. The main floor powder room is another great feature.

These original owners insisted on numerous Builder Upgrades, such as: Great Room Extension, larger windows, Premiere Cabinet Package and quartz counter-tops. The kitchen is complete with an updated stainless steel Kitchen Aide and Bosch appliances, and double electric oven with gas cooktop range. A chef's delight!

Proceed up the gracious staircase to the west facing family room/bonus room with its vaulted ceiling and spectacular views. A truly special place to enjoy the benefits of this home. Whether you are enjoying the sunset over the mountains, taking in the activity on the field or simply enjoying the serene openness, you will know that this view is yours to keep forever. The large primary suite provides its own sanctuary with plenty of space and sunny warmth. A generous 4-piece, 2-vanity en-suite completes this oasis.



The upstairs provides an additional two bedrooms, which are both well-sized, and another 4-piece bathroom. Ideal for family or guests. The convenience of an upstairs laundry room is just down the hall. This home gives you room to grow! The fully insulated basement, with high ceilings, gives you the opportunity to easily add another 430 square feet of living space as you wish. The single attached garage is over-sized, at 28' x 13', which gives you plenty of room for your car and for lots of storage. The curb appeal, beautiful landscaped yards and great outdoor space will only add to your use and enjoyment. River Song is one of the most desirable neighborhoods in Cochrane with easy access to highways and the city and town. With schools out your back gate and down the block, and an ever-growing level of amenities, this is a place for you to call home.

Built in 2014

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2251563               |
| Price          | \$578,800              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,710                  |
| Acres          | 0.07                   |
| Year Built     | 2014                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|         |                            |
|---------|----------------------------|
| Address | 182 River Heights Crescent |
|---------|----------------------------|

|             |                   |
|-------------|-------------------|
| Subdivision | River Song        |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 0V1           |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Parking Spaces | 2                                                             |
| Parking        | Concrete Driveway, Garage Door Opener, Single Garage Attached |
| # of Garages   | 2                                                             |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Closet Organizers, Double Vanity, French Door, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Tankless Hot Water |
| Appliances        | Electric Oven, Garburator, Gas Cooktop, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings, Double Oven |
| Heating           | Forced Air, Natural Gas                                                                                                                      |
| Cooling           | None                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                            |
| Fireplaces        | Blower Fan, Gas, Living Room                                                                                                                 |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | Full, Unfinished                                                                                                                             |

### Exterior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                                                                                   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Level, No Neighbours Behind, Rectangular Lot, Views, Dog Run Fenced In |
| Roof              | Asphalt Shingle                                                                                                                         |
| Construction      | Wood Frame, Aluminum Siding                                                                                                             |
| Foundation        | Poured Concrete                                                                                                                         |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 5                    |
| Zoning         | R-MX                 |

### Listing Details

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