

# \$499,000 - 41 River Heights Drive, Cochrane

MLS® #A2217115

**\$499,000**

3 Bedroom, 3.00 Bathroom, 1,446 sqft

Residential on 0.06 Acres

River Heights, Cochrane, Alberta

3 BED / 3 BATH / NEXT TO NEW CONDITION / NO CONDO FEE / Welcome to 41 River Heights Drive! Nestled in the family centric community of River Heights with quick access to the #22 highway, Calgary, and the Mountains this property is perfect for first time buyers and investors looking to expand their portfolio. The open concept mainfloor boasts Stainless Steel Appliances, Immaculate white cabinetry and matching Quartz Countertops! The main floor has ample windows and luxury vinyl planking throughout. Heading upstairs this functional layout has the all important master suite with a private 3 piece bath and larger master bedroom. There are 2 more bedrooms, a 4 piece bath and conveniently located upstairs laundry. The basement is undeveloped and prepped with a private side entrance for future completion and added revenue potential. The backyard benefits from sunny south exposure and the rear deck is the perfect place to relax and enjoy those long summer days. There is ample parking in the rear and large paved rear for all sizes of vehicles with loads of space for a future double garage. Unlock the potential by developing the basement and enjoy the Cochrane lifestyle in this premier family community! Book your showing today!

Built in 2022

## Essential Information



MLS® #	A2217115
Price	\$499,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,446
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	41 River Heights Drive
Subdivision	River Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0Y1

### Amenities

Parking Spaces	2
Parking	Off Street, Stall, Parking Pad

### Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s), Stone Counters
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Back Lane
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 3rd, 2025
Days on Market	50
Zoning	(R-MX)

**Listing Details**

Listing Office	2% Realty
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