\$579,900 - 490 River Heights Crescent, Cochrane

MLS® #A2228979

\$579,900

4 Bedroom, 4.00 Bathroom, 1,661 sqft Residential on 0.07 Acres

River Song, Cochrane, Alberta

Spacious, Scenic & Family-Ready in the Heart of Cochrane! - Check out the virtual tour! (click the small icon above and to the left of the property address at top of listing)

Welcome to this beautiful 4-bedroom, 3.5-bath two-storey home, ideally located on a quiet pie-shaped lot in one of Cochrane's most desirable family neighborhoods. Just minutes from the Bow River and steps from a nearby park, this home offers the perfect blend of comfort, functionality, and location.

The main floor features a bright and airy open-concept layout, ideal for both everyday living and entertaining. Enjoy the seamless flow between the spacious living, dining, and family areasâ€"anchored by a cozy fireplaceâ€"and a large kitchen equipped with stainless steel appliances and a walk-in pantry.

Upstairs, you'll find three generously sized bedrooms, a full bathroom, and a versatile bonus family room perfect for movie nights, a home office, or a play area. The primary suite includes a private ensuite 5 peice bathroom with his and her sinks, offering a peaceful retreat at the end of the day.

The semi-finished basement expands your living space with a fourth bedroom, a full 4-piece bathroom, and plenty of room for guests, a home gym, or future development.







Step outside to your fully fenced, private backyard, complete with a beautiful grey brick fire pitâ€"perfect for evening gatherings under the stars. The pie-shaped lot offers extra room for gardening, kids to play, or summer entertaining. A durable wooden shed provides great outdoor storage, while the attached two-car garage keeps your vehicles warm and your tools organized.

Set in a family-friendly 30 km/h zone with wide sidewalks, parks, and very close to the Bow River, this is a welcoming neighborhood surrounded by Cochrane's signature rolling hills. A truly ideal place to call home.

Built in 2015

Essential Information

MLS® # A2228979 Price \$579,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 1,661 Acres 0.07 Year Built 2015

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 490 River Heights Crescent

Subdivision River Song
City Cochrane

County Rocky View County

Province Alberta

Postal Code T4C 0T8

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Double Vanity, No Smoking Home, Open Floorplan, Pantry, Quartz

Counters, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features Fire Pit, Private Yard

Lot Description Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 11th, 2025

Days on Market 10 Zoning R-2

Listing Details

Listing Office Cash Back Real Estate Inc.

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