\$649,900 - 314 River Heights Drive, Cochrane

MLS® #A2266972

\$649,900

4 Bedroom, 4.00 Bathroom, 1,998 sqft Residential on 0.10 Acres

River Song, Cochrane, Alberta

WELCOME to Your *DREAM HOME* in Beautiful River Song, Cochrane -- The NATURE-RICH Community where FAMILY MEMORIES are made! This 4-BEDROOM, 3.5-BATH Home offers SPACE, COMFORT, and ENDLESS FLEXIBILITY with its LEGAL WALKOUT BASEMENT SUITE. Discover the OPEN and AIRY Main Floor with HIGH CEILINGS. EXPANSIVE LIVING/DINING AREA, and STYLISH KITCHEN complete with BUILT-IN STAINLESS STEEL APPLIANCES. **GRANITE COUNTERTOPS, and AMPLE** STORAGE. The Main Level also boasts a convenient LAUNDRY ROOM and 2-Piece Powder Room. Upstairs, you'II find three SPACIOUS BEDROOMS, including the PEACEFUL PRIMARY SUITE with an OVERSIZED WALK-IN CLOSET, and a 4-PIECE ENSUITE featuring a SOAKER TUB RETREAT. A second 4-Piece Bath is also on the Upper Level, and a GRAND FAMILY ROOM with VAULTED CEILING and ABUNDANT NATURAL LIGHT provides the Perfect Gathering / Lounging Space. The LEGAL WALKOUT BASEMENT SUITE offers its Own SEPARATE KITCHEN, LAUNDRY, BEDROOM, and FULL 4-PIECE BATH -- Ideal for Guests, Extended Family, or Rental Income as a MORTGAGE HELPER! OUTSIDE OASIS: ENJOY BBQs on the UPPER DECK, Unwind in the HOT TUB on the LOWER PATIO, or RELAX in the GENEROUS BACKYARD. With MOUNTAIN VIEWS NEARBY and Nature At Your Doorstep …







This Home delivers UNBEATABLE VALUE
AND LIFESTYLE ... Just Minutes from
Charming Downtown Cochrane, Schools,
Parks, and the Majestic Rockies. ** Don't
Miss this RARE River Song Gem -- Book Your
Private Showing Today! **

Built in 2009

Essential Information

MLS® # A2266972 Price \$649,900 Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,998
Acres 0.10
Year Built 2009

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 314 River Heights Drive

Subdivision River Song
City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 0H9

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters,

High Ceilings, Kitchen Island, No Smoking Home, Pantry, Separate

Entrance, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows

Appliances Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave,

Refrigerator, See Remarks, Washer

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 26th, 2025

Zoning R-LD

Listing Details

Listing Office CIR Realty

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