

\$620,000 - 358 River Heights Drive, Cochrane

MLS® #A2271832

\$620,000

5 Bedroom, 3.00 Bathroom, 1,973 sqft
Residential on 0.10 Acres

River Song, Cochrane, Alberta

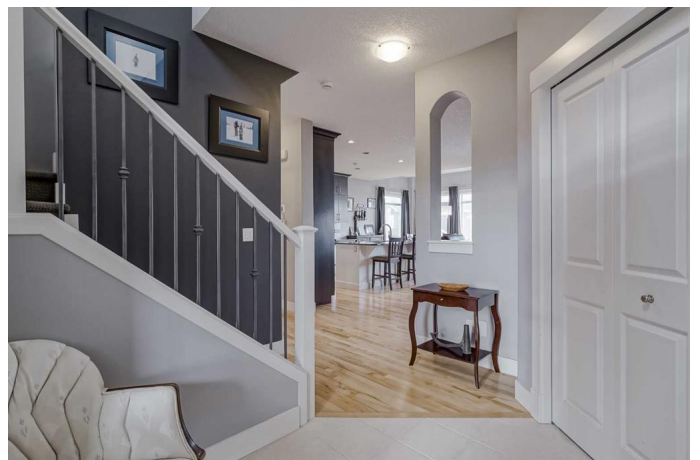
5 Bedroom upstairs! Welcome to 358 River Heights Drive in Scenic Neighbourhood in Cochrane!

Tucked into the heart of Cochrane's sought-after River Song community, this stunning two-storey home offers space, style and a true sense of connection to both nature and community. With five spacious bedrooms above grade and nearly 2,000 square feet of living space, this is the kind of home where memories are made and families thrive.

From the moment you walk in, you'll be drawn to the welcoming atmosphere created by the open-concept main floor, enhanced by designer tones and premium finishes. The kitchen is the centrepiece of the home, beautifully outfitted with two-tone cabinetry, granite countertops, upgraded tile backsplash, stainless steel appliances and a walk-through pantry. Whether you're hosting holiday dinners or casual weekend brunches, the dining area provides ample room for gatherings.

The living room is bathed in natural light thanks to large windows, and features a sleek modern fireplace that creates a cozy yet elegant vibe. A main-floor mudroom with custom lockers and laundry area provides function without sacrificing style, ideal for busy households.

Upstairs is where this home truly shines. Rarely will you find five bedrooms on the upper level, offering endless options for large families, home offices, guest rooms or hobby



spaces. The primary suite is your personal retreat, complete with vaulted ceilings, a spa-inspired ensuite featuring a soaker tub and large glass shower, and generous walk-in closet space.

The backyard is landscaped, fully fenced and ready for both play and relaxation. Whether you're enjoying a sunny BBQ or an evening under the stars, there's room to make the outdoor space your own.

River Song is more than a neighbourhood, it's a lifestyle. Nestled along the Bow River, residents enjoy breathtaking views, serene walking paths and easy access to Cochrane's charming downtown. River Heights Drive places you within walking distance of schools, playgrounds and the natural ravine, while still offering an effortless commute into Calgary. Cochrane itself blends small-town friendliness with modern convenience, and is consistently ranked among Alberta's best places to live. Whether you're a growing family or looking for more space in a connected community, this home offers the perfect combination of functionality, comfort and location.

Built in 2009

Essential Information

MLS® #	A2271832
Price	\$620,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,973
Acres	0.10
Year Built	2009
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

Community Information

Address	358 River Heights Drive
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0H8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener
# of Garages	2

Interior

Interior Features	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Smart Home
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 20th, 2025
Zoning	R-LD

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.