

# \$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

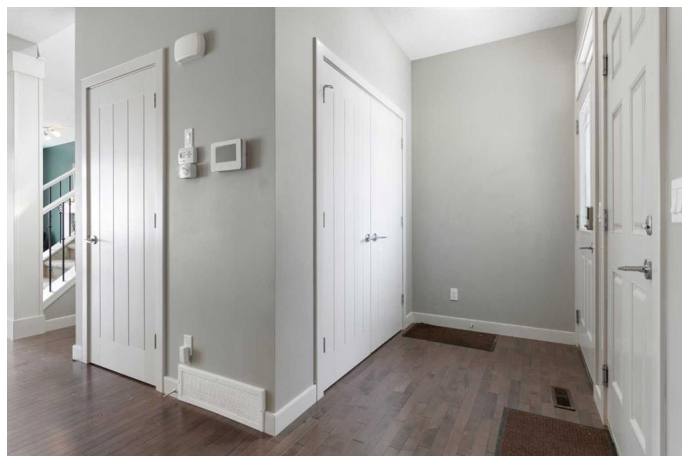
Spacious, Scenic & Family-Ready in the Heart of Cochrane! - Check out the virtual tour! (click the small icon above and to the left of the property address at top of listing)

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 areas anchored by a cozy fireplace 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 piece 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 pit—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 15  
Zoning R-2

### Listing Details

Listing Office Cash Back Real Estate Inc.

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