

# \$566,900 - 390 River Heights Crescent, Cochrane

MLS® #A2262509

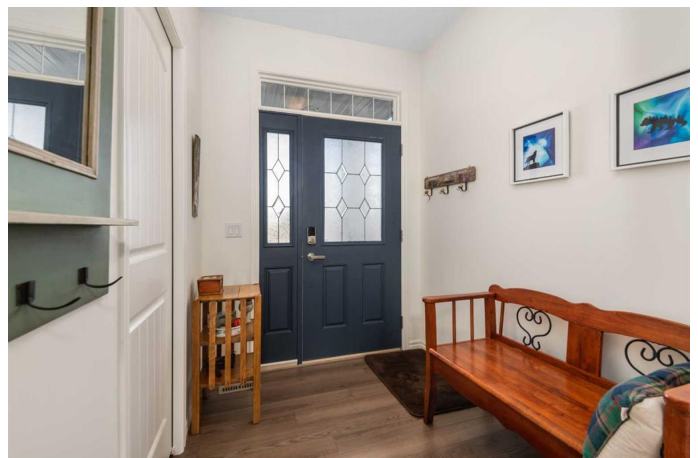
**\$566,900**

3 Bedroom, 4.00 Bathroom, 1,709 sqft

Residential on 0.07 Acres

River Song, Cochrane, Alberta

Welcome to River Song in Cochrane, where convenience, lifestyle, and affordability meet. This meticulously maintained half duplex delivers spacious living at a fraction of the cost and no condo fees! Step inside to a welcoming foyer with a handy main floor powder room and direct access to the oversized single garage – perfect for storage, a motorcycle, or outdoor gear for the enthusiasts taking advantage of the short drive to the mountains. The open-concept main floor is filled with natural light thanks to a south-facing patio door and expansive stairwell windows. The bright white kitchen features granite countertops, stainless steel appliances, a large pantry and ample storage, seamlessly connecting to the dining area – ideal for hosting family and friends. Just off the dining space, the inviting living room with its cozy gas fireplace offers the perfect place to relax and bask in the natural light, especially on the cooler days. Upstairs, huge windows continue to flood the home with light. A spacious bonus room makes a great TV lounge or play area. The primary suite boasts a walk-in closet and a large private ensuite, while two additional bedrooms, a full bathroom, and convenient upstairs laundry complete the level. The basement is a true standout – a “speakeasy” style retreat that doubles as a recreation space or guest area, complete with a full bathroom equipped with a vintage soaker tub and vanity. Outside, enjoy your south-facing back deck with BBQ gas line and



large patio – perfect for summer gatherings and laid-back evenings. This home is a fantastic fit for many lifestyles: downsizers who still want room for guests, buyers ready to move up from an apartment or townhouse or first-time homeowners looking for comfort and functionality. Come see for yourself how this property strikes the perfect balance of style, space, and value!

Built in 2015

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2262509               |
| Price          | \$566,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,709                  |
| Acres          | 0.07                   |
| Year Built     | 2015                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 390 River Heights Crescent |
| Subdivision | River Song                 |
| City        | Cochrane                   |
| County      | Rocky View County          |
| Province    | Alberta                    |
| Postal Code | T4C 0T9                    |

**Amenities**

|                |                                            |
|----------------|--------------------------------------------|
| Parking Spaces | 2                                          |
| Parking        | Garage Faces Front, Single Garage Attached |
| # of Garages   | 1                                          |

## Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings         |
| Heating           | Fireplace(s), Forced Air                                                                                                       |
| Cooling           | Central Air                                                                                                                    |
| Fireplace         | Yes                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                              |
| Fireplaces        | Gas, Tile, Family Room                                                                                                         |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Full                                                                                                                           |

## Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden                                                                                                  |
| Lot Description   | Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Gentle Sloping |
| Roof              | Asphalt Shingle                                                                                                       |
| Construction      | Vinyl Siding, Wood Frame                                                                                              |
| Foundation        | Poured Concrete                                                                                                       |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 22                |
| Zoning         | R-MX              |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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