

\$509,000 - 69 River Heights Drive, Cochrane

MLS® #A2200225

\$509,000

3 Bedroom, 3.00 Bathroom, 1,604 sqft

Residential on 0.07 Acres

River Song, Cochrane, Alberta

**** OPEN HOUSE, Sunday June 1st**

NOON-2PM ** This beautifully upgraded home

features 3 bedrooms, 2 and a half bathrooms

and is exactly what youâ€™ve been waiting

for! This home features a large yard for kids

and dogs to play plus a space to build a

double garage if so desired. Located in a

popular family friendly neighborhood, this

home is move-in ready, all you need to do is

unpack your boxes here. The spacious main

floor is flooded with natural light from the large

windows and the living area gives multiple

seating options with a cosy ambience. The

upper level features a huge primary bedroom

with an oversized walk-in closet and full

ensuite. The other two bedrooms are excellent

sizes for kids rooms, guest rooms, or a home

office. The unfinished lower level has plenty of

room for future design options whether your

goal is entertaining, movie nights, a games

area, or a teenager hang out. Here youâ€™ll

find a bathroom rough in and extra storage.

The washer and dryer are located on the

upper floor along with the bedrooms, making

laundry an easy chore. The back deck gives

you a wonderful south facing space to enjoy

the upcoming summer evenings and to BBQ

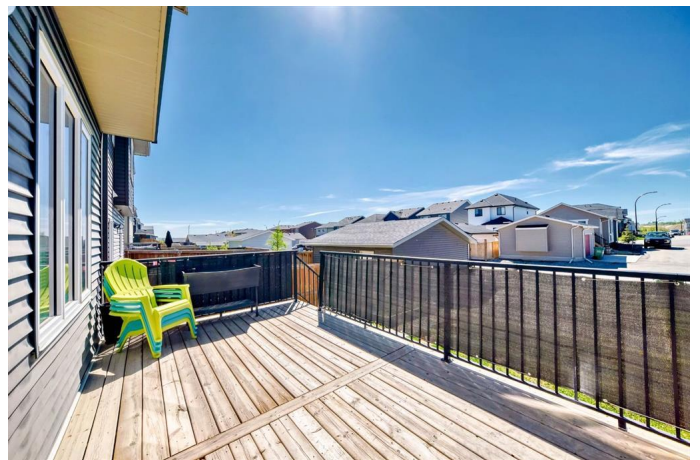
your favourite meals. This home is priced to

sell quickly, so contact your favourite Realtor

to book a showing today.

Built in 2015

Essential Information



MLS® #	A2200225
Price	\$509,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,604
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	69 River Heights Drive
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0Y1

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation	Poured Concrete
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Additional Information

Date Listed	March 12th, 2025
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Days on Market	81
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Zoning	R-MX
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Listing Details

Listing Office	CIR Realty
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