

\$560,000 - 230 River Heights Crescent, Cochrane

MLS® #A2223282

\$560,000

4 Bedroom, 4.00 Bathroom, 1,721 sqft

Residential on 0.12 Acres

River Heights, Cochrane, Alberta

Welcome home to 230 River Heights Crescentâ€”Where Space, Privacy & Family Living Come Together

Tucked away in a quiet corner of the family-friendly community of River Heights, this 4-bedroom home offers something truly rare â€” a MASSIVE pie-shaped lot backing onto open fields with no rear neighbours and only one shared fence line. Enjoy wide-open views, extra outdoor space, and added privacy â€” this is the kind of lot youâ€™ve been dreaming about.

With over 2,200 square feet of developed space, this home offers plenty of room for the whole family to spread out and enjoy. A spacious front entry makes coming and going a breeze, while a discreetly placed powder room adds everyday convenience. The main floor is designed with both family living and entertaining in mind, featuring an open-concept kitchen with a large solid surface island, corner pantry, and effortless flow into the bright living roomâ€”complete with a cozy gas fireplace. Oversized windows let the sunshine pour in and create a warm, inviting atmosphere throughout.

Upstairs offers a smart, family-friendly layout with a generous bonus room that separates the primary suite from the kidsâ€™ bedroomsâ€”providing both privacy and space to unwind. Youâ€™ll also appreciate the



convenience of upper-floor laundry and a well-appointed 4-piece bathroom with its own linen storage. The primary retreat features a walk-in closet, an additional linen closet, and a private ensuite with dual sinks and a stand-up showerâ€”your own personal escape at the end of the day.

The fully finished basement adds even more living space with a large open family room (currently set up as a gym), a fourth bedroom with a huge window and a walk-in closet, and another full bath â€” perfect for guests, teens, or a private home office setup.

The oversized garage is a standout feature â€” park a full size pickup in here and with the extra-high ceilings and full-height storage bay youâ€™ll still have room for all the gear, tools, and toys you need.

This is a rare opportunity to own a home with incredible outdoor space, beautiful views, and only one attached neighbour, in a well-loved community close to schools, parks, and pathways. Come see why this is the perfect place to call home!

Built in 2015

Essential Information

MLS® #	A2223282
Price	\$560,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,721
Acres	0.12
Year Built	2015
Type	Residential

Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	230 River Heights Crescent
Subdivision	River Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0V1

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Dog Run, Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2025
Days on Market	10
Zoning	R-MX

Listing Details

Listing Office	CIR 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.