

# \$530,000 - 182 River Heights Drive, Cochrane

MLS® #A2250555

**\$530,000**

3 Bedroom, 3.00 Bathroom, 1,642 sqft

Residential on 0.06 Acres

River Heights, Cochrane, Alberta

Built in 2022, this contemporary like-new home in River Heights combines stylish design with family-friendly functionality. A sunny south-facing front patio welcomes you with space to enjoy morning coffee or keep an eye on the kids while they play. Inside, 9' ceilings create an airy atmosphere while durable finishes stand up to everyday life. A bright flex room at the front of the home provides a comfortable space for work, study or a playroom. Flowing through the main level, the open plan layout balances togetherness with defined spaces. The inviting living room offers a relaxed setting that extends easily to the rear deck, ideal for summer barbecues or unwinding outdoors. Anchoring the design, the dining area keeps family meals and gatherings connected, while the modern kitchen blends function and style with quartz countertops, stainless steel appliances, timeless subway backsplash and a central island with seating for casual bites. A pantry ensures everything is within easy reach and a powder room enhances convenience. Upstairs, the hallway landing is generous enough for a cozy reading nook or homework station. The spacious primary retreat features a walk-in closet and a sleek ensuite with dual sinks and an oversized shower for a touch of everyday luxury. Two additional bedrooms share a well-appointed four-piece bathroom and the upper laundry room saves time and steps on busy family mornings. The walkout basement is ready for future development, already offering direct



access to the fenced backyard where kids and pets can play safely on the grassy lawn. A rear deck with stairs down provides a seamless indoor-outdoor connection and a parking pad accommodates two vehicles. Living in River Heights means being minutes from schools, playgrounds and shopping, while Cochrane’s trail network and outdoor spaces are always close at hand. This home delivers the style you want with the practicality your family needs.

Built in 2021

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2250555               |
| Price          | \$530,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,642                  |
| Acres          | 0.06                   |
| Year Built     | 2021                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 182 River Heights Drive |
| Subdivision | River Heights           |
| City        | Cochrane                |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T4C 2V1                 |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

## Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                                       |
| Heating           | Forced Air, Natural Gas                                                                                                                       |
| Cooling           | None                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | Full, Unfinished, Walk-Out                                                                                                                    |

## Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Private Yard                                       |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle                                    |
| Construction      | Vinyl Siding, Wood Frame                           |
| Foundation        | Poured Concrete                                    |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 23                |
| Zoning         | R-MX              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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