

# \$499,000 - 41 River Heights Drive, Cochrane

MLS® #A2217115

**\$499,000**

3 Bedroom, 3.00 Bathroom, 1,446 sqft  
Residential on 0.06 Acres

River Heights, Cochrane, Alberta

3 BED / 3 BATH / NEXT TO NEW  
CONDITION / NO CONDO FEE / Welcome to  
41 River Heights Drive! Nestled in the family  
centric community of River Heights with quick  
access to the #22 highway, Calgary, and the  
Mountains this property is perfect for first time  
buyers and investors looking to expand their  
portfolio. The open concept mainfloor boasts  
Stainless Steel Appliances, Immaculate white  
cabinetry and matching Quartz Countertops!  
The main floor has ample windows and luxury  
vinyl planking throughout. Heading upstairs  
this functional layout has the all important  
master suite with a private 3 piece bath and  
larger master bedroom. There are 2 more  
bedrooms, a 4 piece bath and conveniently  
located upstairs laundry. The basement is  
undeveloped and prepped with a private side  
entrance for future completion and added  
revenue potential. The backyard benefits from  
sunny south exposure and the rear deck is the  
perfect place to relax and enjoy those long  
summer days. There is ample parking in the  
rear and large paved rear for all sizes of  
vehicles with loads of space for a future  
double garage. Unlock the potential by  
developing the basement and enjoy the  
Cochrane lifestyle in this premier family  
community! Book your showing today!

Built in 2022

## Essential Information



MLS® #	A2217115
Price	\$499,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,446
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	41 River Heights Drive
Subdivision	River Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0Y1

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad, Stall

### **Interior**

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 3rd, 2025
Days on Market	68
Zoning	(R-MX)

**Listing Details**

Listing Office	2% Realty
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