

# \$674,000 - 97 River Heights Crescent, Cochrane

---

MLS® #A2232546

**\$674,000**

5 Bedroom, 4.00 Bathroom, 1,751 sqft  
Residential on 0.10 Acres

River Heights, Cochrane, Alberta

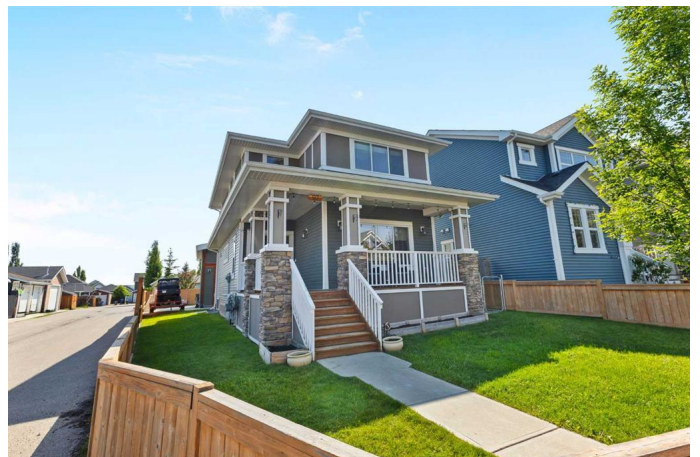
Beautiful, functional with tons of useable features this home could have everything you're looking for. Step inside to a bright and welcoming main floor with warm wood tones and a layout that feels both spacious and functional.

The open-concept kitchen and dining area are made for everyday living and entertaining with plenty of cabinet space, a central island for gathering, a gas range, and a stylish farmhouse sink. It's a warm, family-friendly space that truly feels like the heart of the home.

Upstairs, past the office area, you'll find three bedrooms, including the primary with a walk-in closet and private ensuite bathroom. The convenience of upstairs laundry makes life that much easier for busy households.

Downstairs, the fully finished basement offers even more room to spread out, featuring two additional bedrooms, another full bathroom, a large family room with a cozy wood-burning stove that is perfect for curling up during those colder months or hosting laid-back movie nights.

Step out back to enjoy the fully fenced yard, complete with a deck with built-in seating and a gas line for your BBQ, a dog run, and RV parking. The oversized garage is a true standout. Heated, with extra height,



roughed-in for in-floor heating, and tons of usable storage space above. Pictures don't do it justice.

All this in one of Cochrane's most loved communities, you're close to parks, the Bow River pathway system, and walking distance to schools with a new K-8 school currently under development just around the corner.

This is the full Cochrane lifestyle

Built in 2009

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2232546    |
| Price          | \$674,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,751       |
| Acres          | 0.10        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 97 River Heights Crescent |
| Subdivision | River Heights             |
| City        | Cochrane                  |
| County      | Rocky View County         |
| Province    | Alberta                   |
| Postal Code | T4C 0J5                   |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

|              |   |
|--------------|---|
| Parking      | Double Garage Detached, Off Street, RV Access/Parking |
| # of Garages | 2   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings  |
| Heating           | Forced Air, Natural Gas, Wood, Wood Stove   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Basement, Mixed, Wood Burning Stove, See Remarks  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Dog Run   |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Dog Run Fenced In |
| Roof              | Asphalt Shingle   |
| Construction      | Concrete, Mixed, Vinyl Siding                                   |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 18              |
| Zoning         | R-LD            |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.