

\$549,900 - 590 River Heights Crescent, Cochrane

MLS® #A2260504

\$549,900

4 Bedroom, 4.00 Bathroom, 1,700 sqft

Residential on 0.09 Acres

River Song, Cochrane, Alberta

OPEN HOUSE SUNDAY OCTOBER 26th
2:00pm - 4:00pm. Welcome to this stylish, fully finished 2-storey home in the heart of River Heights, offering over 1,700 sq ft above grade plus a fully developed basement. With 4 bedrooms, 3.5 bathrooms, and a 4,036 sq ft landscaped lot, this property strikes the perfect balance of modern design and everyday function.

From the moment you arrive, the curb appeal stands out with craftsman-style details, a welcoming front entry, and mature trees. Inside, the open concept main floor showcases rich hardwood flooring, recessed lighting, and oversized windows that fill the home with natural light. The contemporary kitchen is a showpiece with full-height cabinetry, stainless steel appliances, a sleek tile backsplash, pantry storage, and an expansive dining area that flows seamlessly into the living room, creating a warm and inviting space for entertaining or relaxing with family.

Upstairs youâ€™ll find a bright bonus room, three generously sized bedrooms, Laundry, and 2 full bathrooms. The private primary retreat offers a spacious walk-in closet and a 4-piece ensuite with modern finishes. The fully finished basement adds incredible versatility with a large recreation or media room, an additional bedroom, a full bathroom, and plenty of storage. This level is perfect for a



home office, guest suite, or children’s playroom.

Step outside to your backyard oasis, where the fully landscaped and fenced yard has been designed for both comfort and entertaining. A large deck, privacy screens, custom planter boxes, and lush perennials create the ideal setting for summer barbecues, cozy evenings, or simply enjoying the outdoors.

Additional highlights include an attached garage with extended driveway parking, upgraded lighting, a modern kitchen with stainless steel appliances, and an excellent location within the family-friendly community of River Song. Close to schools, parks, pathways, and amenities, this home truly offers it all—style, function, and an outdoor retreat designed for living.

590 River Heights Crescent, Cochrane “move-in ready and waiting for you!

Built in 2012

Essential Information

MLS® #	A2260504
Price	\$549,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,700
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	590 River Heights Crescent
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0R9

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 27th, 2025
Days on Market	31
Zoning	R-MX

Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

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.