

\$659,900 - 195 River Heights Green, Cochrane

MLS® #A2238823

\$659,900

4 Bedroom, 4.00 Bathroom, 1,695 sqft

Residential on 0.09 Acres

River Song, Cochrane, Alberta

LOCATION, LOCATION, LOCATION!

Beautifully upgraded SABAL-built home in the heart of RIVERSONG, located on a quiet street just steps from a natural reserve on The Green. This fully finished 2-storey features 4 bedrooms, 3 full bathrooms, and an oversized double garage with a sunny south-facing backyard.

The main level boasts 9'™ ceilings, rich vinyl plank flooring, and a bright, open floor plan with half bath and mud room.. The chef's™ dream kitchen includes quartz countertops, custom white cabinetry, a large island, and a premium KitchenAid Pro Series stainless steel appliance package. Enjoy the cozy living room with gas fireplace, spacious dining area, and main floor office.

Upstairs you'll™ find an opulent master retreat with vaulted ceilings, a 5-pc ensuite, and walk-in closet, plus two additional bedrooms, a 4-pc bath, and convenient upper-floor laundry complete with Whirlpool Washer & Dryer..

The fully developed basement includes a large family room, 4th bedroom, full bath, and ample storage. Enjoy outdoor living with a covered front porch, south-facing deck, and low-maintenance, fully fenced yard. Steps to playgrounds, walking paths, and close to schools – this is the perfect family home in an unbeatable location!



Built in 2014

Essential Information

MLS® #	A2238823
Price	\$659,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,695
Acres	0.09
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	195 River Heights Green
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	t4c 0s3

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Back Lane
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed July 16th, 2025
Days on Market 12
Zoning R-LD

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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.