# \$585,000 - 91 River Heights Green, Cochrane

MLS® #A2270288

## \$585,000

3 Bedroom, 3.00 Bathroom, 1,690 sqft Residential on 0.08 Acres

River Heights, Cochrane, Alberta

Welcome to this charming two-storey detached home in the desirable community of River Heights Green! Thoughtfully designed with modern finishes and a functional layout, this property is perfect for today's lifestyle.

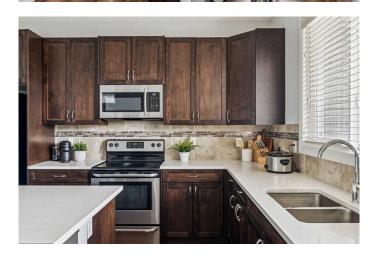
The main floor showcases an OPEN-CONCEPT design with HIGH CEILINGS, creating a bright and airy atmosphere. The stylish kitchen features QUARTZ COUNTERTOPS, a central ISLAND with BREAKFAST BAR, STAINLESS STEEL APPLIANCES, and rich DARK CABINETRYâ€"a perfect setting for cooking, entertaining, or family gatherings. The dining area flows effortlessly into the living room, where a GAS FIREPLACE with STONE SURROUND and MANTLE serves as a warm and inviting focal point.

Upstairs, you'II find three bedrooms, including the spacious primary suite with a FEATURE WALL, LARGE WINDOWS, WALK-IN CLOSET, and a 4-piece ENSUITE. A versatile BONUS ROOM, convenient LAUNDRY ROOM, and an additional 4-piece main bath complete this level.

The UNFINISHED SUNSHINE BASEMENT with 9-ft ceilings and a bathroom rough-in offers endless potentialâ€"perfect for creating a future rec room, gym, or additional bedrooms.







Step outside to your EAST-FACING backyard, featuring a DECK, FIRE PIT AREA, and GARDEN BOXESâ€"ideal for relaxing, entertaining, or enjoying your outdoor hobbies. The property also includes an OVERSIZED DETACHED GARAGE, providing ample parking and storage space.

Situated close to parks, pathways, schools, and shopping, with easy access to major routes, this stylish and comfortable home is move-in ready and waiting for you!

#### Built in 2014

#### **Essential Information**

MLS® # A2270288 Price \$585,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,690

Acres 0.08

Year Built 2014

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 91 River Heights Green

Subdivision River Heights

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 0Y4

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached, Oversized

# of Garages 2

#### Interior

Interior Features High Ceilings, Quartz Counters

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s),

Washer/Dryer, Window Coverings

Heating Fireplace(s), Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas Has Basement Yes

Basement Full

# **Exterior**

Exterior Features None

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed November 15th, 2025

Zoning R-LD

## **Listing Details**

Listing Office eXp Realty

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