$632,500 - 393 River Heights Drive, Cochrane

MLS® #A2229208

$632,500

4 Bedroom, 3.00 Bathroom, 2,005 sqft
Residential on 0.10 Acres

River Heights, Cochrane, Alberta

Welcome to your perfect family home in Cochrane! Nestled in the heart of River Heights, one of Cochrane's most vibrant and family-friendly communities, this stunning detached home offers over 2,000 sq. ft. of thoughtfully designed living space. Located just steps from Bow Valley High School, walking paths, the SLS Centre, parks, and more â€“ itâ€™s the ideal place to raise a family or enjoy an active lifestyle. As you step inside, you're welcomed by a grand open foyer with soaring ceilings and an elegant chandelier that sets the tone for the rest of the home. To your right, you'll find convenient access to the attached garage and a well-placed laundry area. The main floor is perfect for entertaining, featuring an open-concept layout with a cozy stone surround gas fireplace as the focal point. The beautiful kitchen boasts stainless steel appliances, a gas range, granite countertops, a large island, and a walk-through pantryâ€”perfect for family meals or hosting friends. The adjacent dining room is filled with natural light, thanks to expansive windows that frame the beautiful backyard. Upstairs, you'll continue to enjoy natural light throughout the spacious family room and three generous bedrooms. The primary suite is a true retreat, complete with a 5-piece ensuite that includes a large soaker tubâ€”ideal for unwinding after a long day. The fully developed basement adds even more value, offering a fourth bedroom, rough ins for a future bathroom, and a versatile recreation room making it ideal for a

home gym, media room, or play space. Step outside and enjoy sunny summer days on your private back deck in the fully fenced backyardâ€”perfect for barbecues, kids, and pets alike. All this, priced under $650,000! If you're looking for a detached family home with an attached garage in a thriving community close to everything you needâ€”this is the one. Book your private showing today!

Built in 2010

Essential Information

MLS® #	A2229208
Price	$632,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,005
Acres	0.10
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	393 River Heights Drive
Subdivision	River Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0H8

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
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 Yard, Few Trees, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	June 9th, 2025
Days on Market	76
Zoning	R-LD

Listing Details

Listing Office	Royal LePage Benchmark

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