

\$649,900 - 314 River Heights Drive, Cochrane

MLS® #A2266972

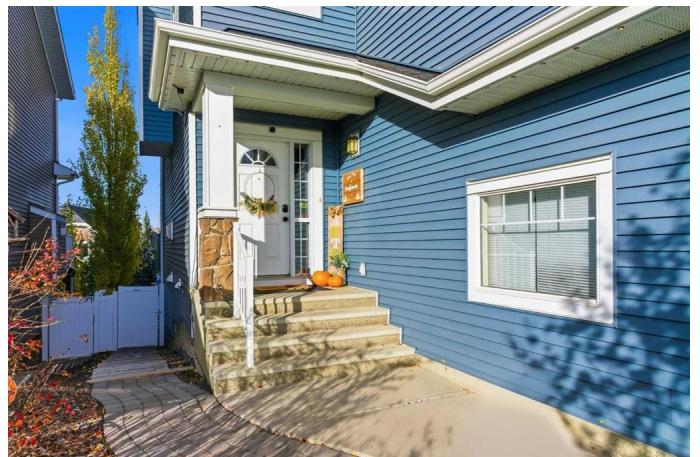
\$649,900

4 Bedroom, 4.00 Bathroom, 1,998 sqft

Residential on 0.10 Acres

River Song, Cochrane, Alberta

WELCOME to Your *DREAM HOME* in Beautiful River Song, Cochrane -- The NATURE-RICH Community where FAMILY MEMORIES are made! This 4-BEDROOM, 3.5-BATH Home offers SPACE, COMFORT, and ENDLESS FLEXIBILITY with its LEGAL SUITE (WALKOUT BASEMENT). Discover the OPEN and AIRY Main Floor with HIGH CEILINGS, EXPANSIVE LIVING/DINING AREA, and STYLISH KITCHEN complete with BUILT-IN STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS, and AMPLE STORAGE. The Main Level also boasts a convenient LAUNDRY ROOM and 2-Piece Powder Room. Upstairs, you'll find three SPACIOUS BEDROOMS, including the PEACEFUL PRIMARY ROOM with an OVERSIZED WALK-IN CLOSET, and a 4-PIECE ENSUITE featuring a SOAKER TUB RETREAT. A second 4-Piece Bath is also on the Upper Level, and a GRAND FAMILY ROOM with VAULTED CEILING and ABUNDANT NATURAL LIGHT provides the Perfect Gathering / Lounging Space. The WALKOUT BASEMENT LEGAL SUITE offers its Own SEPARATE KITCHEN, LAUNDRY, BEDROOM, and FULL 4-PIECE BATH -- Ideal for Guests or Extended Family OUTSIDE OASIS: ENJOY BBQs on the UPPER DECK, Unwind in the HOT TUB on the LOWER PATIO, or RELAX in the GENEROUS BACKYARD. With MOUNTAIN VIEWS NEARBY and Nature At Your Doorstep -- This Home delivers UNBEATABLE VALUE



AND LIFESTYLE ... Just Minutes from
Charming Downtown Cochrane, Schools,
Parks, and the Majestic Rockies. ** Donâ€™t
Miss this RARE River Song Gem -- Book Your
Private Showing Today! **

Built in 2009

Essential Information

MLS® #	A2266972
Price	\$649,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,998
Acres	0.10
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	314 River Heights Drive
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0H9

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters,
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	High Ceilings, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Gas Cooktop, See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 26th, 2025
Days on Market	7
Zoning	R-LD

Listing Details

Listing Office	CIR Realty
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