

# \$659,900 - 393 River Heights Drive, Cochrane

MLS® #A2191112

**\$659,900**

4 Bedroom, 3.00 Bathroom, 1,997 sqft

Residential on 0.01 Acres

River Song, Cochrane, Alberta

393 River Heights Dr! DEVELOPED BASEMENT! Located in a vibrant community, you'll have easy access to scenic walking trails, essential amenities, and a nearby high school. Welcome to this beautiful 1997 sq/ft 2-storey home, where modern comforts meet timeless elegance. The heart of the home, a gourmet kitchen, features sleek granite countertops, a large island, and top-of-the-line stainless steel appliances, making it an entertainer's dream. Upstairs, youâ€™ll find a cozy bonus roomâ€”perfect for movie nights or a home officeâ€”alongside three generously sized bedrooms. The primary suite is a true retreat, offering ample space for king-sized furnishings. The spa-like ensuite, complete with dual sinks, a soaker tub, and a separate shower, promises a serene escape after a long day. With 9ft ceilings and an open-concept layout on the main floor, the living space feels bright and inviting. The walk-through pantry, main floor laundry, and a fully insulated, dry-walled garage add both convenience and practicality. The finished basement extends your living space, featuring a spacious rec room, a fourth bedroom, and a rough-in for a future bathroomâ€”ideal for guests or a growing family. But the charm doesnâ€™t stop indoors. Imagine unwinding on your deck, soaking up the sun in your fully landscaped/fenced backyard. Ready to make a move? Call today to book your personal viewing!



Built in 2010

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2191112    |
| Price          | \$659,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,997       |
| Acres          | 0.01        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 393 River Heights Drive |
| Subdivision | River Song              |
| City        | Cochrane                |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T4C 0H8                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Gas Range, Refrigerator, Washer  |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room, Mantle, Tile  |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard                                    |
| Lot Description   | Back Yard, Landscaped, Private, Street Lighting |
| Roof              | Asphalt Shingle                                 |
| Construction      | Vinyl Siding, Wood Frame                        |
| Foundation        | Poured Concrete                                 |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 29th, 2025 |
| Days on Market | 86                 |
| Zoning         | R-LD               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Coldwell Banker United |
|----------------|------------------------|

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