

# **\$529,900 - 186 River Heights Drive, Cochrane**

---

MLS® #A2221839

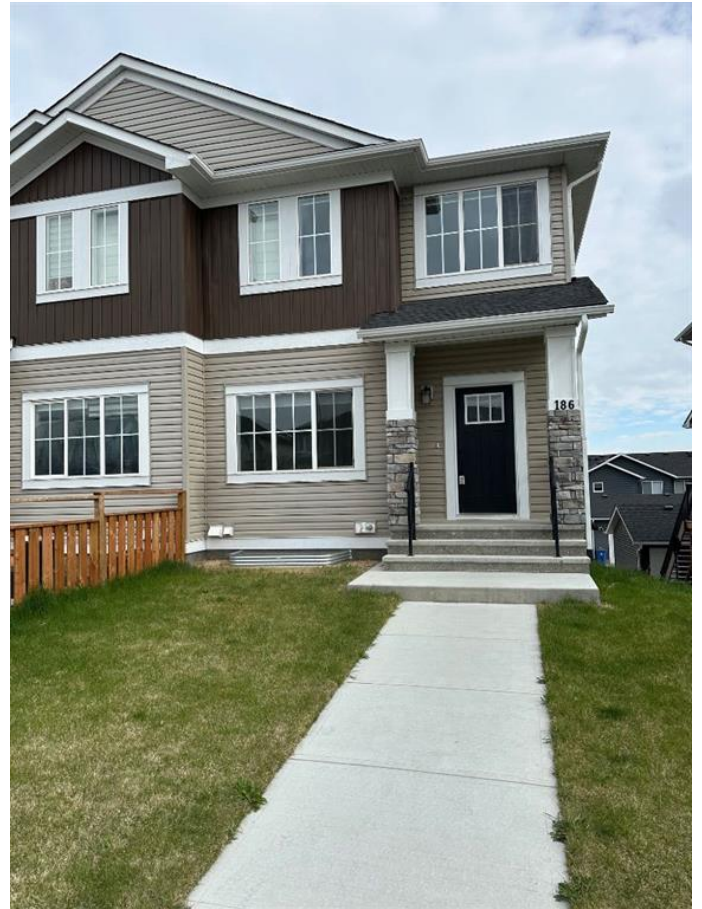
**\$529,900**

3 Bedroom, 3.00 Bathroom, 1,622 sqft

Residential on 0.06 Acres

River Heights, Cochrane, Alberta

Welcome to this Beautiful walkout home, ready and available, A new standard in luxury living .This picturesque enclave nestled within the sort after community of River Heights, boasts views of town , lush hills & Mountains. All of which are surrounded by parks & pathways with tree lined boulevards. Featuring Urban Contemporary Design . you will discover the beautiful open floor plan featuring a walkout Basement overlooking the wonderful yard, close to the green space with walking pathways .As you enter, you seamlessly pass the Office /flex space perfect for work from home & are welcomed into a stunning open kitchen area with a soaring 9ft ceiling on main floor ,accented with quartz countertops, sleek stainless steel appliances & lovely large island. black modern lights and hardware gives a contemporary look to the dining area combined with cozy living room, and the rear deck is perfect for those lovely summer evenings to enjoy the majestic views. Both the Great Room & Owner's Suite boast amazing site lines, with the Master including a "spa like" en suite showcasing duel vanities, stand alone shower, & walk-in closet and laundry nearby for ease of convenience. uppers floor boasts 2 ADDITIONAL HUGE BEDROOMS with amazing views and a 4PC FULL BATHROOM! And the walkout basement is waiting for your artistic touch With endless possibilities . schools and shopping just a breeze away. \*Located in the amazing town of Cochrane with its beautiful parks , pathways hiking trails ,



bow river and amazing views of majestic Rocky Mountains, With only 22 Kilometre Drive to Calgary, less then 45 minutes away from the ski slops, plenty of Places to Eat and Drink and many Sports Fields to play your favourite game. with the combination of luxury outdoor life and a beautiful affordable home you can enjoy the life at its best.

Built in 2021

### Essential Information

MLS® #	A2221839
Price	\$529,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,622
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

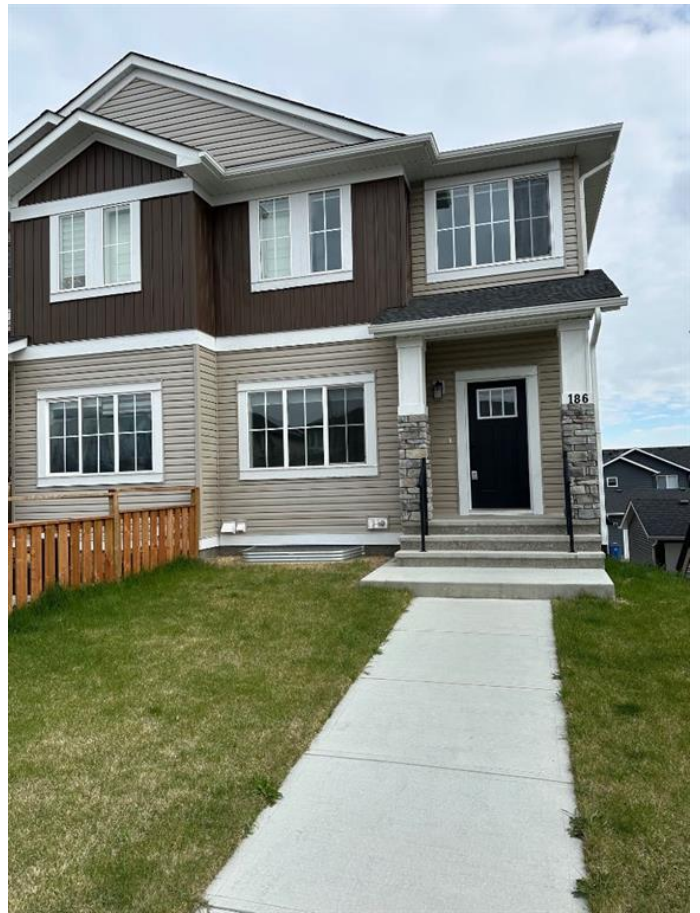
### Community Information

Address	186 River Heights Drive
Subdivision	River Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2V1

### Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad

### Interior



Interior Features	Double Vanity, Kitchen Island, Quartz Counters, Recessed Lighting
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished, Walk-Out

## Exterior

Exterior Features	Balcony, Courtyard
Lot Description	Back Lane, Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 17th, 2025
Days on Market	16
Zoning	R-MX

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

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.