$675,000 - 453 River Heights Drive, Cochrane

MLS® #A2257246

$675,000
3 Bedroom, 3.00 Bathroom, 2,001 sqft
Residential on 0.10 Acres

River Heights, Cochrane, Alberta

Welcome to 453 River Heights Drive â€” a beautifully appointed 2,000 sq. ft. family home designed with comfort, convenience, and luxury in mind.
Step inside to discover a main floor that blends function with style, featuring a dedicated office, a bright open layout, and heated tile floors in the kitchen, front entrance, and all bathrooms. The heart of the home flows seamlessly to the dining and living spaces, creating an inviting setting for everyday living and entertaining.
Upstairs, youâ€™ll find three spacious bedrooms, including a primary retreat with a steam shower ensuite. A bonus room comes with a future bar rough-in, adding potential for entertaining or relaxation.
The basement is undeveloped but features 9â€™ ceilings and hydronic in-floor heating â€” a fantastic blank canvas for your vision. The in-floor heated garage with a floor drain provides practical comfort year-round.
Outdoors, the property shines with a 25â€™ x 14â€™ deck, stamped concrete patio and walkway, putting green, artificial turf front yard, and a well-treed backyard for privacy. Low-maintenance landscaping ensures you spend more time enjoying the space than maintaining it.
Additional highlights include: central A/C and a whole-home boiler heating system, plus views of Cochrane Hill from the front of the home.
Conveniently located close to schools and Spray Lakes Recreation Centre, this home is the perfect blend of lifestyle and location. Call

to book your private showing today!

Built in 2011

Essential Information

MLS® #	A2257246
Price	$675,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,001
Acres	0.10
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	453 River Heights Drive
Subdivision	River Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0J3

Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heated Garage
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Pantry, See Remarks, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Range, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025
Days on Market	33
Zoning	R-LD

Listing Details

Listing Office	Real Broker

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