

\$495,000 - 790 River Heights Crescent, Cochrane

MLS® #A2260778

\$495,000

3 Bedroom, 3.00 Bathroom, 1,557 sqft

Residential on 0.07 Acres

River Song, Cochrane, Alberta

[Click brochure link for more details**](#)

WELL-ESTABLISHED RIVERSONG COMMUNITYÂ Â IÂ Â SPACIOUS SEMI-DETACHEDÂ Â IÂ Â NICE LOTÂ IÂ Â NO CONDO FEESÂ Â IÂ Â Welcome to this 2-storey home in the family friendly community of Riversong, offering over 1,557 sqft above grade! Step inside and experience the open-concept layout that combines comfort and style. The living room, dining area, and modern kitchen are ideal for everyday living and entertaining guests. The kitchen includes stainless steel appliances, a large island, and a Convenient and Spacious Walk-In Pantry. The fully fenced, spacious backyard, is an ideal space for fun-filled BBQs, and where kids and pets can play freely. Enjoy long-lasting, newer luxury vinyl plank flooring and carpet upstairs. The primary bedroom, with a Spacious Walk-In Closet, provides you space for rest. The private 4-Piece ensuite bathroom boasts a large soaking tub and a separate shower, for relaxation. Two additional bedrooms and a full bath provide you the space to include a workspace, kids bedrooms or a guestroom. The undeveloped basement provides the opportunity to customize and design your entire living space. You'll love the convenience and extra space of your Single Attached Garage, all year round. This home offers tremendous access to a host of features including stunning views of the Bow River, Mountain Views, Schools, Playgrounds, SLS recreation centre, Co-op Food and more. This



move-in-ready home offers the right value and easy access to everything the town has to offer!

Built in 2009

Essential Information

MLS® #	A2260778
Price	\$495,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,557
Acres	0.07
Year Built	2009
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	790 River Heights Crescent
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0J4

Amenities

Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard
Lot Description	Fruit Trees/Shrub(s), Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 1st, 2025
Days on Market	36
Zoning	R-MX

Listing Details

Listing Office	Honestdoor Inc.
----------------	-----------------

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.