

490 River Heights Crescent Cochrane, Alberta

MLS # A2228979



\$579,900

Division:	River Song		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,661 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shed.

Spacious, Scenic & Family-Ready in the Heart of Cochrane! - Check out the virtual tour! (click the small icon above and to the left of the property address at top of listing) Welcome to this beautiful 4-bedroom, 3.5-bath two-storey home, ideally located on a quiet pie-shaped lot in one of Cochrane's most desirable family neighborhoods. Just minutes from the Bow River and steps from a nearby park, this home offers the perfect blend of comfort, functionality, and location. The main floor features a bright and airy open-concept layout, ideal for both everyday living and entertaining. Enjoy the seamless flow between the spacious living, dining, and family areas—anchored by a cozy fireplace—and a large kitchen equipped with stainless steel appliances and a walk-in pantry. Upstairs, you'll find three generously sized bedrooms, a full bathroom, and a versatile bonus family room perfect for movie nights, a home office, or a play area. The primary suite includes a private ensuite 5 piece bathroom with his and her sinks, offering a peaceful retreat at the end of the day. The semi-finished basement expands your living space with a fourth bedroom, a full 4-piece bathroom, and plenty of room for guests, a home gym, or future development. Step outside to your fully fenced, private backyard, complete with a beautiful grey brick fire pit—perfect for evening gatherings under the stars. The pie-shaped lot offers extra room for gardening, kids to play, or summer entertaining. A durable wooden shed provides great outdoor storage, while the attached two-car garage keeps your vehicles warm and your tools organized. Set in a family-friendly 30 km/h zone with wide sidewalks, parks, and very close to the Bow River, this is a welcoming neighborhood surrounded by Cochrane's signature rolling hills. A truly ideal place to call home.