

# \$614,900 - 538 River Heights Crescent, Cochrane

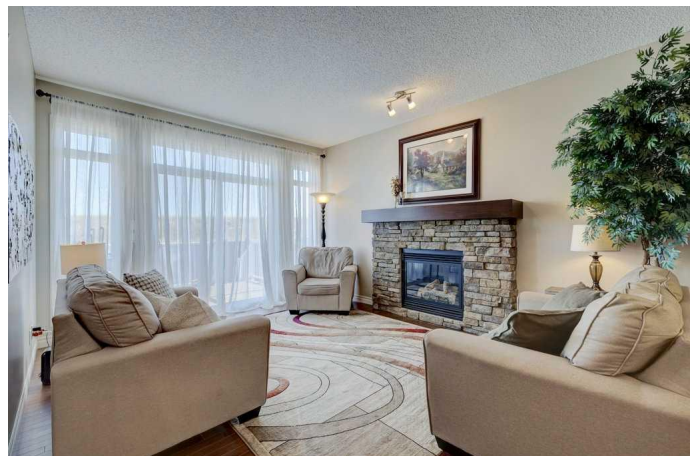
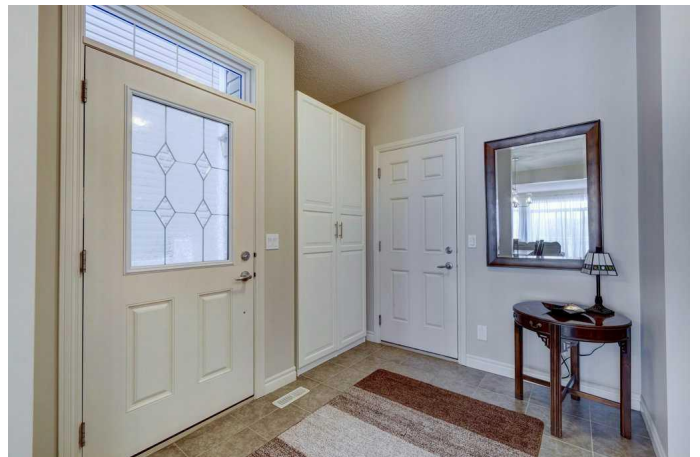
MLS® #A2198133

**\$614,900**

3 Bedroom, 4.00 Bathroom, 1,710 sqft  
Residential on 0.07 Acres

River Song, Cochrane, Alberta

Welcome to Riversong, where small-town charm meets stunning scenery and the mountains are always in sight. Featuring over 2400 sq ft, this fully developed 3-bedroom, 3.5-bath semi-detached home offers thoughtful design and exceptional functionality. The open-concept main floor is perfect for both family life and entertaining, featuring a beautiful kitchen with granite counters and centre island, large pantry, a good size dining area and open to a lovely living area with a gas fireplace. Off the main living area, step out to a large deck and take a moment to enjoy the peace and quiet of the beautiful community of Riversong. Upstairs, a large bonus room separates the spacious bedrooms, including the inviting owner's retreat with its well-appointed ensuite featuring dual vanities, an oversized shower, and a generous walk-in closet. Convenient upper-floor laundry makes life even easier especially with little ones! Families will appreciate the fully finished basement with a flexible office space, beautiful 3rd bathroom and good-sized family room perfect for a home theatre or games room bring your imagination! Outdoor living shines here, with a lovingly maintained backyard ready for entertaining. The double attached garage is a standout, complete with durable polyaspartic flooring and a mezzanine storage system accessible via a lift a dream for storage and organization. With top schools, parks, and pathways nearby, plus easy access to Calgary and the Rockies, this is the perfect



home for those who want the best of both worldsâ€”a peaceful small-town feel with every modern convenience. See why life in Riversong just feels right â€” book your showing today.

Built in 2013

### Essential Information

MLS® #	A2198133
Price	\$614,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,710
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	538 River Heights Crescent
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0T8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
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Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings, ENERGY STAR Qualified Appliances, Gas Water Heater
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Stone, Gas Log
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Dock, Garden
Lot Description	Back Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 5th, 2025
Days on Market	31
Zoning	R-MX

## Listing Details

Listing Office	Royal LePage Benchmark
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