

\$619,000 - 512 River Heights Green, Cochrane

MLS® #A2253650

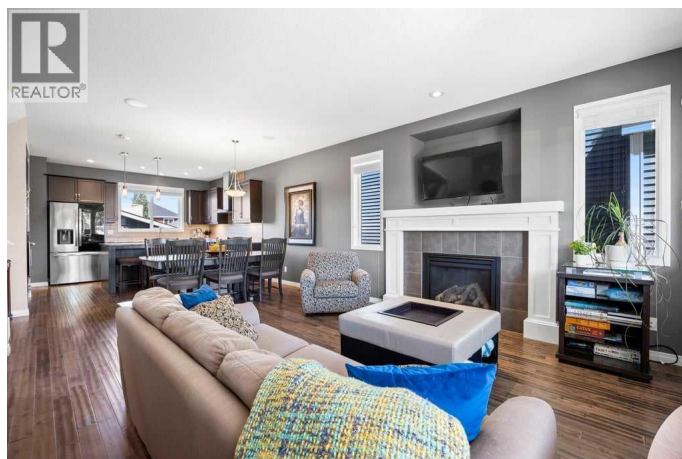
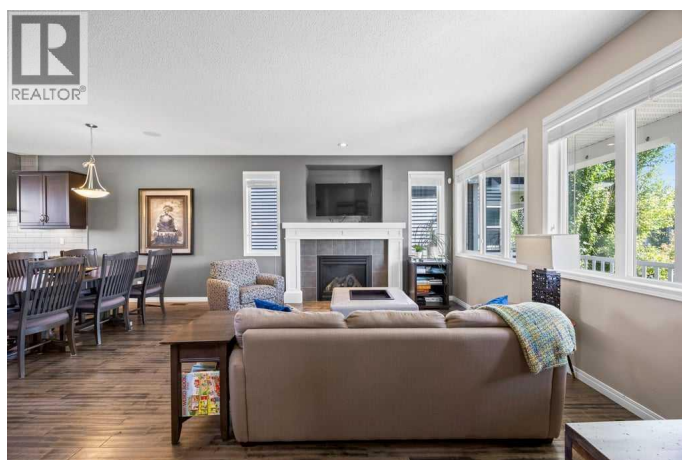
\$619,000

4 Bedroom, 4.00 Bathroom, 1,636 sqft

Single Family on 0.08 Acres

River Song, Cochrane, Alberta

This pristine Jayman-built "Opus" offers 4 bedrooms, 3.5 bathrooms, and a bonus room, all wrapped in thoughtful upgrades and a prime location in the scenic community of Riversong. Enjoy privacy with a park right across the street, plus southern exposure that fills the backyard with warm evening sunshine. Outdoor living is effortless with low-maintenance landscaping, Gemstone Soffit exterior lighting, a gas BBQ hookup, an elevated deck, and a lower patio—perfect for relaxing or entertaining. An oversized 24' Ã— 24' garage—insulated, drywalled, heated, wired for 220 V, and complete with an 8' Ã— 18' door—adds incredible functionality for vehicles, hobbies, or storage. Inside, the open-concept main level impresses with 9' ceilings, built-in speakers, and a top of the line kitchen featuring stainless steel appliances, ample counter space, and a sink overlooking the backyard. A separated dining space offers flexibility for casual family dinners or more formal gatherings. Upstairs, three bedrooms include a bright primary retreat with ensuite, complemented by a spacious bonus room perfect for family movie nights or a play area. A full bathroom serves the additional bedrooms, while a half bath on the main level adds convenience. The fully finished builder-developed basement extends your living space with 9' ceilings, wiring for a projection TV and surround sound, a large rec room, fourth bedroom, and another full bathroom—ideal for guests or growing



families.Steps from pathways, the Bow River, and rolling hills, Riversong blends small-town charm with natural beauty and easy access to Calgary, schools, and local amenities.
(id:6289)

Built in 2013

Essential Information

Listing #	A2253650
Price	\$619,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,636
Acres	0.08
Year Built	2013
Type	Single Family
Sub-Type	Freehold

Community Information

Address	512 River Heights Green
Subdivision	River Song
City	Cochrane
Province	Alberta
Postal Code	T4C0S1

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, Gas BBQ Hookup
Parking Spaces	2
Parking	Detached Garage, Garage, Heated Garage, Oversize
# of Garages	3

Interior

Appliances	Refrigerator, Cooktop - Electric, Dishwasher, Microwave, Oven - Built-In, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air
Cooling	Central air conditioning

Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Garden Area
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office eXp Realty



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Listing information last updated on October 13th, 2025 at 1:16pm CDT