

\$675,000 - 453 River Heights Drive, Cochrane

MLS® #A2257246

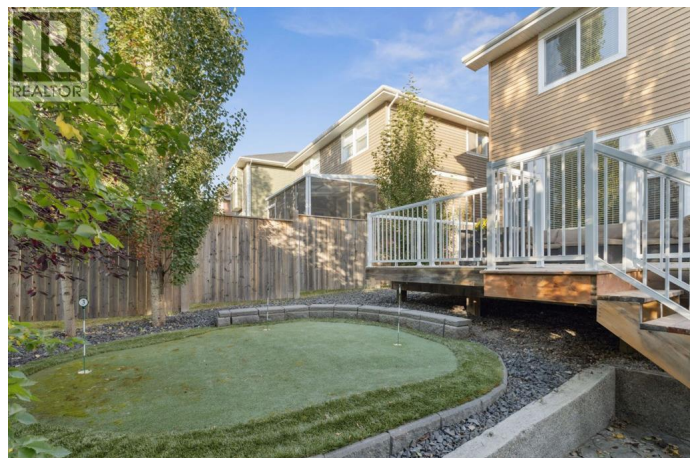
\$675,000

3 Bedroom, 3.00 Bathroom, 2,001 sqft

Single Family 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!



(id:6289)

Built in 2011

Essential Information

Listing #	A2257246
Price	\$675,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,001
Acres	0.10
Year Built	2011
Type	Single Family
Sub-Type	Freehold

Community Information

Address	453 River Heights Drive
Subdivision	River Heights
City	Cochrane
Province	Alberta
Postal Code	T4C0J3

Amenities

Amenities	Park, Playground, Schools
Features	See remarks, PVC window, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage, Garage, Heated Garage
# of Garages	3

Interior

Appliances	Refrigerator, Water softener, Range - Gas, Dishwasher, Oven, Microwave Range Hood Combo, Window Coverings, Washer & Dryer
Heating	Natural gas Other, Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Real Broker



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. REALTOR®. Member of CREA and more.
Listing information last updated on October 13th, 2025 at 7:01am CDT