

\$569,900 - 590 River Heights Crescent, Cochrane

MLS® #A2260504

\$569,900

4 Bedroom, 4.00 Bathroom, 1,700 sqft

Single Family on 0.09 Acres

River Song, Cochrane, Alberta

Welcome to this stylish, fully finished 2-storey home in the heart of River Heights, offering over 1,700 sq ft above grade plus a fully developed basement. With 4 bedrooms, 3.5 bathrooms, and a 4,036 sq ft landscaped lot, this property strikes the perfect balance of modern design and everyday function. From the moment you arrive, the curb appeal stands out with craftsman-style details, a welcoming front entry, and mature trees. Inside, the open concept main floor showcases rich hardwood flooring, recessed lighting, and oversized windows that fill the home with natural light. The contemporary kitchen is a showpiece with full-height cabinetry, stainless steel appliances, a sleek tile backsplash, pantry storage, and an expansive dining area that flows seamlessly into the living room, creating a warm and inviting space for entertaining or relaxing with family. Upstairs you'll find a bright bonus room, three generously sized bedrooms, Laundry, and 2 full bathrooms. The private primary retreat offers a spacious walk-in closet and a 4-piece ensuite with modern finishes. The fully finished basement adds incredible versatility with a large recreation or media room, an additional bedroom, a full bathroom, and plenty of storage. This level is perfect for a home office, guest suite, or children's playroom. Step outside to your backyard oasis, where the fully landscaped and fenced yard has been designed for both comfort and entertaining. A large deck, privacy screens, custom planter



boxes, and lush perennials create the ideal setting for summer barbecues, cozy evenings, or simply enjoying the outdoors. Additional highlights include an attached garage with extended driveway parking, upgraded lighting, a modern kitchen with stainless steel appliances, and an excellent location within the family-friendly community of River Song. Close to schools, parks, pathways, and amenities, this home truly offers it allâ€”style, function, and an outdoor retreat designed for living. 590 River Heights Crescent, Cochrane â€” move-in ready and waiting for you! (id:6289)

Built in 2012

Essential Information

Listing #	A2260504
Price	\$569,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,700
Acres	0.09
Year Built	2012
Type	Single Family
Sub-Type	Freehold

Community Information

Address	590 River Heights Crescent
Subdivision	River Song
City	Cochrane
Province	Alberta
Postal Code	T4C0R9

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	PVC window, No Animal Home, No Smoking Home
Parking Spaces	2

Parking	Attached Garage
# of Garages	1

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Garage door opener, Washer & Dryer
Heating	Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Grassroots Realty Group
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