

\$585,000 - 91 River Heights Green, Cochrane

MLS® #A2270288

\$585,000

3 Bedroom, 3.00 Bathroom, 1,690 sqft

Single Family on 0.08 Acres

River Heights, Cochrane, Alberta

Welcome to this charming two-storey detached home in the desirable community of River Heights Green! Thoughtfully designed with modern finishes and a functional layout, this property is perfect for today's lifestyle. The main floor showcases an OPEN-CONCEPT design with HIGH CEILINGS, creating a bright and airy atmosphere. The stylish kitchen features QUARTZ COUNTERTOPS, a central ISLAND with BREAKFAST BAR, STAINLESS STEEL APPLIANCES, and rich DARK CABINETRY—a perfect setting for cooking, entertaining, or family gatherings. The dining area flows effortlessly into the living room, where a GAS FIREPLACE with STONE SURROUND and MANTLE serves as a warm and inviting focal point. Upstairs, you'll find three bedrooms, including the spacious primary suite with a FEATURE WALL, LARGE WINDOWS, WALK-IN CLOSET, and a 4-piece ENSUITE. A versatile BONUS ROOM, convenient LAUNDRY ROOM, and an additional 4-piece main bath complete this level. The UNFINISHED SUNSHINE BASEMENT with 9-ft ceilings and a bathroom rough-in offers endless potential—perfect for creating a future rec room, gym, or additional bedrooms. Step outside to your EAST-FACING backyard, featuring a DECK, FIRE PIT AREA, and GARDEN BOXES—ideal for relaxing, entertaining, or enjoying your outdoor hobbies. The property also includes an OVERSIZED DETACHED GARAGE, providing ample parking and storage space. Situated close to



parks, pathways, schools, and shopping, with easy access to major routes, this stylish and comfortable home is move-in ready and waiting for you! (id:6289)

Built in 2014

Essential Information

Listing #	A2270288
Price	\$585,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,690
Acres	0.08
Year Built	2014
Type	Single Family
Sub-Type	Freehold

Community Information

Address	91 River Heights Green
Subdivision	River Heights
City	Cochrane
Province	Alberta
Postal Code	T4C0Y4

Amenities

Amenities	Playground, Schools, Shopping
Features	Back lane
Parking Spaces	2
Parking	Detached Garage, Oversize
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Washer & Dryer
Heating	Other, Forced air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office eXp Realty



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 November 19th, 2025 at 4:02pm CST