

# \$560,000 - 230 River Heights Crescent, Cochrane

MLS® #A2223282

**\$560,000**

4 Bedroom, 4.00 Bathroom, 1,721 sqft

Residential on 0.12 Acres

River Heights, Cochrane, Alberta

Welcome home to 230 River Heights Crescentâ€”Where Space, Privacy & Family Living Come Together

Tucked away in a quiet corner of the family-friendly community of River Heights, this 4-bedroom home offers something truly rare â€” a MASSIVE pie-shaped lot backing onto open fields with no rear neighbours and only one shared fence line. Enjoy wide-open views, extra outdoor space, and added privacy â€” this is the kind of lot youâ€™ve been dreaming about.

With over 2,200 square feet of developed space, this home offers plenty of room for the whole family to spread out and enjoy. A spacious front entry makes coming and going a breeze, while a discreetly placed powder room adds everyday convenience. The main floor is designed with both family living and entertaining in mind, featuring an open-concept kitchen with a large solid surface island, corner pantry, and effortless flow into the bright living roomâ€”complete with a cozy gas fireplace. Oversized windows let the sunshine pour in and create a warm, inviting atmosphere throughout.

Upstairs offers a smart, family-friendly layout with a generous bonus room that separates the primary suite from the kidsâ€™ bedroomsâ€”providing both privacy and space to unwind. Youâ€™ll also appreciate the



convenience of upper-floor laundry and a well-appointed 4-piece bathroom with its own linen storage. The primary retreat features a walk-in closet, an additional linen closet, and a private ensuite with dual sinks and a stand-up showerâ€”your own personal escape at the end of the day.

The fully finished basement adds even more living space with a large open family room (currently set up as a gym), a fourth bedroom with a huge window and a walk-in closet, and another full bath â€” perfect for guests, teens, or a private home office setup.

The oversized garage is a standout feature â€” park a full size pickup in here and with the extra-high ceilings and full-height storage bay youâ€™ll still have room for all the gear, tools, and toys you need.

This is a rare opportunity to own a home with incredible outdoor space, beautiful views, and only one attached neighbour, in a well-loved community close to schools, parks, and pathways. Come see why this is the perfect place to call home!

Built in 2015

**Essential Information**

MLS® #	A2223282
Price	\$560,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,721
Acres	0.12
Year Built	2015
Type	Residential

Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	230 River Heights Crescent
Subdivision	River Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0V1

### Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Dog Run, Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	1
Zoning	R-MX

### **Listing Details**

Listing Office	CIR Realty
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