

# \$520,000 - 298 River Heights Crescent, Cochrane

MLS® #A2252157

**\$520,000**

5 Bedroom, 3.00 Bathroom, 1,546 sqft

Residential on 0.07 Acres

River Heights, Cochrane, Alberta

Beautiful semi-detached home situated in the sought after community of River Heights offering 1,896 SF of developed living space with 3+2 bedrooms, 2.5 bathrooms plus a bonus room. The bright and open main floor greets you into a large tiled foyer with seamless transition into the main living area with hardwood flooring throughout and a well equipped kitchen featuring quartz countertops, center island with eating bar, stainless steel appliances and a walk-in pantry. The dining area gives access to the SOUTH facing deck and living room enjoys backyard views. A powder room completes this level. Upstairs you will find a generously scaled bonus room, primary suite with a walk-in closet and 4 piece bathroom and 2 additional guest rooms which share a 4 piece bathroom. The basement expands your living space with 2 more bedrooms (or home office), laundry room and an abundance of storage. Don't overlook the OVER-SIZED attached single garage (24'x13') and spacious, fully fenced backyard. Ideally located within walking distance to parks, schools and minutes to an array of amenities. Nothing to do but move in!

Built in 2014

## Essential Information

MLS® # A2252157

Price \$520,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,546                  |
| Acres          | 0.07                   |
| Year Built     | 2014                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 298 River Heights Crescent |
| Subdivision | River Heights              |
| City        | Cochrane                   |
| County      | Rocky View County          |
| Province    | Alberta                    |
| Postal Code | T4C 0V2                    |

### Amenities

|                |                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                                          |
| Parking        | Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Oversized, Enclosed, Single Garage Attached |
| # of Garages   | 1                                                                                                          |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings        |
| Heating           | Forced Air, Natural Gas                                                                              |
| Cooling           | None                                                                                                 |
| Has Basement      | Yes                                                                                                  |
| Basement          | Finished, Full                                                                                       |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Private Entrance                       |
| Lot Description   | Back Yard, Landscaped, Rectangular Lot |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 52                |
| Zoning         | R-MX              |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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