

# \$499,000 - 69 River Heights Drive, Cochrane

MLS® #A2200225

**\$499,000**

3 Bedroom, 3.00 Bathroom, 1,604 sqft

Residential on 0.07 Acres

River Song, Cochrane, Alberta

This beautifully upgraded home features 3 bedrooms, 2 and a half bathrooms and is exactly what you've been waiting for! This home features a large yard for kids and dogs to play plus a space to build a double garage if so desired. Located in a popular family friendly neighborhood, this home is move-in ready, all you need to do is unpack your boxes here. The spacious main floor is flooded with natural light from the large windows and the living area gives multiple seating options with a cosy ambience. The upper level features a huge primary bedroom with an oversized walk-in closet and full ensuite. The other two bedrooms are excellent sizes for kids rooms, guest rooms, or a home office. The unfinished lower level has plenty of room for future design options whether your goal is entertaining, movie nights, a games area, or a teenager hang out. Here you'll find a bathroom rough in and extra storage. The washer and dryer are located on the upper floor along with the bedrooms, making laundry an easy chore. The back deck gives you a wonderful south facing space to enjoy the upcoming summer evenings and to BBQ your favourite meals. This home is priced to sell quickly, so contact your favourite Realtor to book a showing today.

Built in 2015

## Essential Information



MLS® #	A2200225
Price	\$499,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,604
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	69 River Heights Drive
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0Y1

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Quartz Counters
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      March 12th, 2025  
Days on Market                107  
Zoning                              R-MX

**Listing Details**

Listing Office                    CIR Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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. Used under license.