

\$579,900 - 490 River Heights Crescent, Cochrane

MLS® #A2228979

\$579,900

4 Bedroom, 4.00 Bathroom, 1,661 sqft

Residential on 0.07 Acres

River Song, Cochrane, Alberta

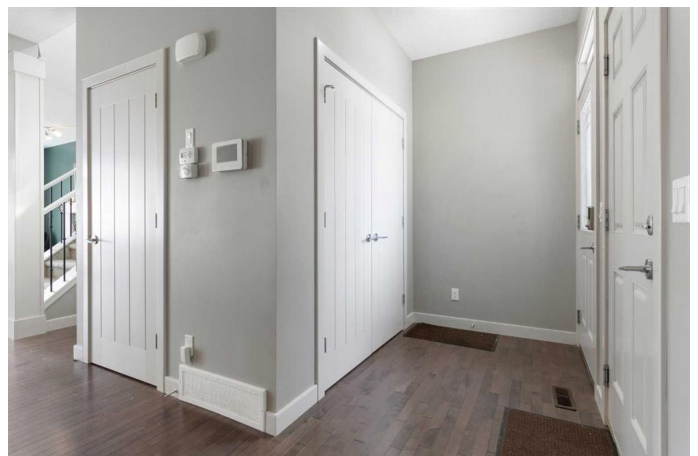
Spacious, Scenic & Family-Ready in the Heart of Cochrane! - Check out the virtual tour! (click the small icon above and to the left of the property address at top of listing)

Welcome to this beautiful 4-bedroom, 3.5-bath two-storey home, ideally located on a quiet pie-shaped lot in one of Cochrane's most desirable family neighborhoods. Just minutes from the Bow River and steps from a nearby park, this home offers the perfect blend of comfort, functionality, and location.

The main floor features a bright and airy open-concept layout, ideal for both everyday living and entertaining. Enjoy the seamless flow between the spacious living, dining, and family areas anchored by a cozy fireplace and a large kitchen equipped with stainless steel appliances and a walk-in pantry.

Upstairs, you'll find three generously sized bedrooms, a full bathroom, and a versatile bonus family room perfect for movie nights, a home office, or a play area. The primary suite includes a private ensuite 5 piece bathroom with his and her sinks, offering a peaceful retreat at the end of the day.

The semi-finished basement expands your living space with a fourth bedroom, a full 4-piece bathroom, and plenty of room for guests, a home gym, or future development.



Step outside to your fully fenced, private backyard, complete with a beautiful grey brick fire pit—perfect for evening gatherings under the stars. The pie-shaped lot offers extra room for gardening, kids to play, or summer entertaining. A durable wooden shed provides great outdoor storage, while the attached two-car garage keeps your vehicles warm and your tools organized.

Set in a family-friendly 30 km/h zone with wide sidewalks, parks, and very close to the Bow River, this is a welcoming neighborhood surrounded by Cochrane’s signature rolling hills. A truly ideal place to call home.

Built in 2015

Essential Information

MLS® #	A2228979
Price	\$579,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,661
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	490 River Heights Crescent
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta

Postal Code T4C 0T8

Amenities

Parking Spaces 4
Parking Double Garage Attached
of Garages 2

Interior

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

Exterior

Exterior Features Fire Pit, Private Yard
Lot Description Back Yard
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed June 11th, 2025
Days on Market 19
Zoning R-2

Listing Details

Listing Office Cash Back Real Estate Inc.

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