

# \$690,000 - 42 River Heights Boulevard, Cochrane

MLS® #A2234030

**\$690,000**

4 Bedroom, 4.00 Bathroom, 1,692 sqft

Residential on 0.18 Acres

River Song, Cochrane, Alberta

A MECHANICS DREAM GARAGE!! Welcome to this FULLY FINISHED and well maintained home in the sought-after community of Riversong featuring a rare, oversized 30' x 30' TRIPLE DETACHED GARAGE ideal for mechanics or hobbyists, complete with 220V electrical, compressor, high ceilings, and heater. With over 2,300 sq ft of finished living space, this beautifully upgraded four-bedroom, three-bathroom home combines modern comfort and smart functionality. Curb appeal shines with a charming front veranda, manicured yard, and a premium pie shaped lot for a massive amount of yard space and parking in the back.

The front entry is a generous size with a large front closet and you are welcomed into an inviting front family room with cozy gas fireplace with a stunning stone floor to ceiling surround. The open concept living gives way to a functional central dining room that is open to your large rear kitchen with stainless steel appliances including a newer refrigerator (2024). Step out to your massive sunny south-west facing backyard that with 14 x 20 deck complete with patio furniture included, kids playhouse and trampoline.

Back inside as you head upstairs you'll find an office study space perfect to keep you organized or a kids homework room. The spacious and beautiful primary suite offers a 5-piece ensuite: dual vanities, a soaker tub, and a walk-in shower. Second floor laundry,



two additional bedrooms and a full 4-piece bath complete the upper level.

The fully finished basement offers a spacious rec room, a fourth bedroom, and a full 3-piece bath—perfect for guests, teens, or a home office.

And now for the showstopper: the OVERSIZED TRIPLE GARAGE—with 10™ ceilings, 8™ doors, power, a compressor, drywall and insulation, a true dream space for any car enthusiast or tradesperson. There is also ADDITIONAL PARKING ON BOTH SIDES of the garage. Giving you more than enough space for all your vehicle, camping and toy storage needs. You will be the envy of the neighbourhood with all this space.

Close to Cochrane's best amenities, the Bow River pathway system, Spray Lakes Sawmills Family Sports Centre, and quick access to Highway 1 and 22—this home offers an unbeatable lifestyle with convenience, space, and value.

Built in 2009

### Essential Information

MLS® #	A2234030
Price	\$690,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,692
Acres	0.18
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	42 River Heights Boulevard
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0J6

### Amenities

Parking Spaces	5
Parking	Triple Garage Detached
# of Garages	3

### Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 26th, 2025
Days on Market	4
Zoning	R-LD

### Listing Details

Listing Office	CIR Realty
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