

\$539,000 - 786 River Heights Crescent, Cochrane

MLS® #A2270385

\$539,000

4 Bedroom, 3.00 Bathroom, 1,560 sqft

Residential on 0.07 Acres

River Song, Cochrane, Alberta

**** Open House: Saturday, November 15th**

12-2pm and Sunday, November 16th 3-5pm

**** Welcome to your new home in Riversong!**

Offering 4 bedrooms and 1,936 sq ft of fully developed living space, this home blends comfort, style, and thoughtful upgrades throughout. Enjoy your south facing front porch, the perfect spot for morning coffee. Step inside to a bright, spacious kitchen with newer refrigerator, dishwasher, and a brand new microwave being installed this week. The Caesarstone countertops add a beautiful touch of quality to the space. The open concept living and dining areas are ideal for entertaining, with the dining room opening onto split level cedar decks and a large, sunny backyard. A convenient pantry and 2 piece powder room complete the main level. You'll also notice newer carpets and professionally installed charming wood paneling up the staircase. Upstairs, the generous bonus room has large windows that flood the space with natural light. The primary suite is a true retreat, featuring a custom steam shower and a large walk in closet. Two additional good sized bedrooms and a 4 piece family bathroom complete this level. The partially finished basement offers incredible versatility. Currently set up as a home gym/Pilates studio with in floor heating, it's perfect for year round comfort. You'll also find the 4th bedroom, currently used as a cozy den with a fireplace, an inviting spot for winter evenings. The basement bathroom is



drywalled, giving you a head start to completing. More additional recent upgrades include: Main floor crown moulding, Increased attic insulation, Newer washer and dryer, Updated plumbing, New blinds being installed this week and Air conditioning! This home has been lovingly maintained and thoughtfully improved, move in and enjoy! The sought after community of Reversing has everything you need, including access to schools, close proximity to Spray Lakes Sports Centre, established walking paths and the Bow River! Book your showing today!

Built in 2009

Essential Information

MLS® #	A2270385
Price	\$539,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,560
Acres	0.07
Year Built	2009
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	786 River Heights Crescent
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0J4

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Crown Molding
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 14th, 2025
Zoning	R-MX

Listing Details

Listing Office	eXp Realty
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