

\$539,900 - 426 River Heights Crescent, Cochrane

MLS® #A2221410

\$539,900

4 Bedroom, 4.00 Bathroom, 1,558 sqft
Residential on 0.07 Acres

River Heights, Cochrane, Alberta

OPEN HOUSE SUNDAY JULY 20 12PM - 2PM | Welcome to this well-maintained two storey half duplex in the family-friendly community of River Heights! Ideally located close to schools, the Cochrane Rec Centre, river walking paths, and all town amenities, this home offers comfort, convenience, and value.

The bright main floor features a WHITE KITCHEN with GRANITE COUNTERTOPS, a PANTRY, and an open layout perfect for everyday living. Step out from the dining area onto the DOUBLE DECK and enjoy the private, south-facing, treed backyard—an ideal space for relaxing or entertaining.

Upstairs, you'll find a versatile bonus room and three bedrooms, including the spacious primary bedroom with a 4-piece ENSUITE and WALK-IN CLOSET.

The FULLY FINISHED BASEMENT offers 9'™ CEILINGS, a fourth bedroom, a 3-piece bathroom, a cozy family room, laundry, and space for a home gym or office.

Additional features include HOT WATER on DEMAND, TRIPLE PANE WINDOWS, and a single attached garage. A perfect place to call home in an ideal location—don't miss it!

Built in 2013



Essential Information

MLS® #	A2221410
Price	\$539,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,558
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	426 River Heights Crescent
Subdivision	River Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0T9

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Granite Counters, High Ceilings, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
-------------------	--------------

Lot Description	Rectangular Lot
Roof	Asphalt
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2025
Days on Market	41
Zoning	R-MX

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.