

# \$649,900 - 313 River Heights Crescent, Cochrane

MLS® #A2184793

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,905 sqft  
Residential on 0.09 Acres

River Heights, Cochrane, Alberta

This beautifully designed JAYMAN home in River Heights offers a ONE-OF-A-KIND OPEN-CONCEPT layout with 9FT CEILINGS and thoughtful details throughout. The stunning kitchen features a CENTRAL ISLAND with QUARTZ COUNTERTOPS, a BREAKFAST BAR, BUILT-IN SHELVING, and STAINLESS STEEL APPLIANCES, including an electric stove, microwave, and dishwasher. The inviting living room is centred around a cozy GAS FIREPLACE with a sleek TILE SURROUND and MANTLE, while the dining area leads to a spacious DECK overlooking the FULLY FENCED north-facing backyard. A second, more private SIDE DECK with a PRIVACY WALL provides an additional outdoor retreat. As you enter through the back mudroom you will find an OVERSIZED DOUBLE ATTACHED GARAGE, making it convenient for those with extra toys, trucks or an SUV.

Upstairs, youâ€™ll find three generously sized bedrooms, including the primary bedroom with a WALK-IN CLOSET and a spa-like 5-piece ENSUITE featuring a SOAKER TUB, STAND-ALONE SHOWER, and DUAL SINKS. A bright bonus room at the front of the home, an UPPER-FLOOR LAUNDRY ROOM, and a 4-piece guest bathroom complete this level.

The unfinished basement offers 9FT CEILINGS, is roughed in for plumbing and endless possibilities for future development.



Located in a fantastic community close to parks, schools, and amenities, this home is a must-see. Schedule your showing today!

Built in 2014

### Essential Information

MLS® #	A2184793
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,905
Acres	0.09
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	313 River Heights Crescent
Subdivision	River Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0V2

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s), Granite Counters
-------------------	--

Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Oven
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 27th, 2025
Days on Market	37
Zoning	R-LD

## Listing Details

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

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.