

# \$599,900 - 91 River Heights Green, Cochrane

MLS® #A2255031

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,690 sqft  
Residential on 0.08 Acres

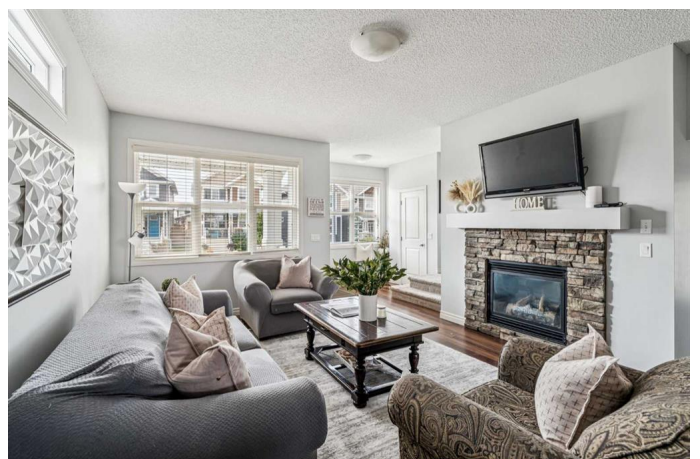
River Heights, Cochrane, Alberta

OPEN HOUSE SATURDAY SEPTEMBER 27  
from 12PM - 2PM and SUNDAY SEPTEMBER  
28 from 1PM - 3PM | Welcome to this lovely  
two storey, detached in River Heights Green,  
offering modern finished and a functional  
layout.

The main floor features an OPEN CONCEPT  
design with HIGH CEILINGS, creating a bright  
and spacious atmosphere. The stylish kitchen  
is equipped with QUARTZ COUNTERTOPS, a  
central ISLAND with BREAKFAST BAR,  
STAINLESS STEEL APPLIANCES, and rich  
DARK CABINETRY, making it the perfect  
space for cooking and entertaining. The  
adjacent dining area flows seamlessly into the  
living room, where a GAS FIREPLACE with  
beautiful STONE SURROUND and a MANTLE  
provides a warm focal point for family  
gatherings.

Upstairs, youâ€™ll find three bedroom,  
including the primary bedroom complete with a  
FEATURE WALL, LARGE WINDOWS,  
WALK-IN CLOSET and a 4 piece ENSUITE. A  
versatile BONUS ROOM, convenient  
LAUNDRY ROOM, and additional 4 piece  
main bathroom complete the upper level.

The UNFINISHED SUNSHINE BASEMENT  
with its 9ft CEILINGS and bathroom rough-in,  
is ready for your personal touchâ€™ ideal for a  
future rec room, gym, or extra bedrooms.



Step outside to your EAST FACING backyard, featuring a DECK, FIRE PIT AREA, perfect for relaxing or entertaining and GARDEN BOXES great for those with a green thumb. The property also boasts an OVERSIZED DETACHED GARAGE, offering plenty of parking and storage.

Located in the desirable community of RIVER HEIGHTS, this home is close to parks, pathways, schools, and shopping, with easy access to major routes. Stylish, comfortable, and move-in ready—this home truly has it all!

Built in 2014

### Essential Information

MLS® #	A2255031
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,690
Acres	0.08
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	91 River Heights Green
Subdivision	River Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0Y4

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized
# of Garages	2

## Interior

Interior Features	High Ceilings, Quartz Counters
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 11th, 2025
Days on Market	10
Zoning	R-LD

## Listing Details

Listing Office	eXp Realty
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