

\$679,900 - 346 River Heights Drive, Cochrane

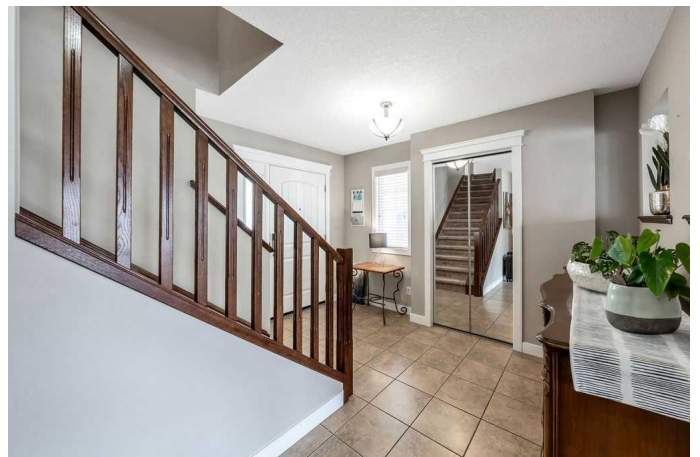
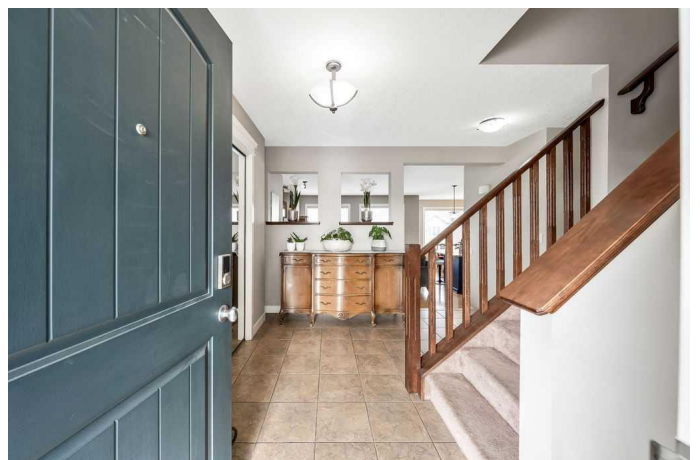
MLS® #A2198929

\$679,900

4 Bedroom, 4.00 Bathroom, 1,938 sqft
Residential on 0.10 Acres

River Song, Cochrane, Alberta

Welcome to this beautifully designed and fully developed walkout home- Offering 4 bedrooms, 3.5 bathrooms, and over 2,500 square feet of developed living space! This home is thoughtfully crafted for modern family living. Step inside to a spacious and inviting entrance that flows seamlessly into the open concept living room, dining room, and kitchen. The upgraded kitchen is a chief's dream, featuring granite countertops, a large island, stainless steel appliances and a generous pantry! Just off the dining room, step onto your private deck—the perfect spot to relax and enjoy the peaceful outdoors, complete with a gas line for your BBQ! A convenient main floor laundry room and a 2-piece bathroom complete this main floor. Upstairs you'll find a spacious bonus room with large sun-filled windows providing the ideal space for family time. The primary suite is a private retreat, complete with a spa-like ensuite featuring a soaking tub, a separate shower, and built-in shelving for all your essentials. Two additional bedrooms and a full bathroom complete this level. The fully developed walkout basement is bright and welcoming, and features a rustic wet bar, a large family room, a fourth bedroom, and a full bathroom, offering a private space for guests or extended family. Step outside to your fully landscaped backyard, where a private sunbathing deck awaits—perfect for enjoying warm summer days. The yard is beautifully finished with mature trees, shrubs, and native grasses, creating a serene outdoor



oasis. Located in the family-friendly neighborhood of Riversong, this home is just steps from scenic pathways, playgrounds, and Bow Valley High School, as well a short drive to all amenities and Spray Lakes Recreation Center & the Bow River! Plus, with quick access to Highway 22 and Highway 1, commuting to Calgary or escaping to the mountains is effortless. Don't miss this incredible opportunity—schedule your showing today!

Built in 2010

Essential Information

MLS® #	A2198929
Price	\$679,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,938
Acres	0.10
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	346 River Heights Drive
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0H8

Amenities

Parking Spaces	4
Parking	Double Garage Attached

of Garages 2

Interior

Interior Features Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Walk-Out

Exterior

Exterior Features BBQ gas line, Lighting, Private Entrance, Private Yard

Lot Description Back Yard, Landscaped, Lawn, Level, Many Trees, Private, Rectangular Lot, Street Lighting, Native Plants

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 3rd, 2025

Days on Market 10

Zoning R-LD

Listing Details

Listing Office CIR Realty

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