

\$509,900 - 41 River Heights Drive, Cochrane

MLS® #A2217115

\$509,900

3 Bedroom, 3.00 Bathroom, 1,446 sqft
Residential on 0.06 Acres

River Heights, Cochrane, Alberta

3 BED / 3 BATH / NEXT TO NEW
CONDITION / NO CONDO FEE / Welcome to
41 River Heights Drive! Nestled in the family
centric community of River Heights with quick
access to the #22 highway, Calgary, and the
Mountains this property is perfect for first time
buyers and investors looking to expand their
portfolio. The open concept mainfloor boasts
Stainless Steel Appliances, Immaculate white
cabinetry and matching Quartz Countertops!
The main floor has ample windows and luxury
vinyl planking throughout. Heading upstairs
this functional layout has the all important
master suite with a private 3 piece bath and
larger master bedroom. There are 2 more
bedrooms, a 4 piece bath and conveniently
located upstairs laundry. The basement is
undeveloped and prepped with a private side
entrance for future completion and added
revenue potential. The backyard benefits from
sunny south exposure and the rear deck is the
perfect place to relax and enjoy those long
summer days. There is ample parking in the
rear and large paved rear for all sizes of
vehicles with loads of space for a future
double garage. Unlock the potential by
developing the basement and enjoy the
Cochrane lifestyle in this premier family
community! Book your showing today!

Built in 2022

Essential Information



MLS® #	A2217115
Price	\$509,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,446
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	41 River Heights Drive
Subdivision	River Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0Y1

Amenities

Parking Spaces	2
Parking	Parking Pad, Stall, Off Street

Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 3rd, 2025
Days on Market	35
Zoning	(R-MX)

Listing Details

Listing Office	2% 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.