



**207 River Heights Crescent  
Cochrane, Alberta**

**MLS # A2286899**



**\$615,000**

<b>Division:</b>	River Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,667 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, Level, Street		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** All window coverings. House keys, garage door opener.

Welcome to this MOVE-IN ready single-family detached home on a desirable CORNER LOT in the sought-after community of Riversong in Cochrane. Offering a functional layout, incredible outdoor space, and a prime location, this property is one of only a few corner lot homes currently available on the market, making it a rare opportunity for buyers seeking extra space and privacy. Step inside to discover a bright, WIDE-OPEN main floor designed for comfortable living and effortless entertaining. The welcoming front foyer features a spacious coat closet and convenient powder room, leading into a generous main living area that flows seamlessly through the living, dining, and kitchen spaces—perfect for hosting family and friends. Upstairs you’ll find THREE well-appointed bedrooms, including a spacious primary retreat complete with his-and-her sinks, a relaxing corner soaker tub, stand-up shower, and a walk-in closet with built-in organizer. The convenient upstairs laundry adds everyday functionality and ease. The home also features a 665 sq ft unfinished basement, offering excellent potential for future development and the opportunity to customize the space to suit your needs. Outside is where this property truly shines. Enjoy over 700 sq ft of DECK SPACE, creating an incredible outdoor living area ideal for summer barbecues, entertaining guests, or relaxing evenings under the stars. The yard is hot tub ready, and there is additional parking space for a camper or RV. Car enthusiasts and hobbyists will appreciate the INSULATED 543 sq ft DOUBLE DETACHED GARAGE, providing ample room for vehicles, storage, or a workshop. Located in Riversong, this home is close to schools, parks, and some of Cochrane’s most beautiful walking and biking trails. You’re just minutes from downtown Cochrane, the Spray Lakes Sawmills Family Sports

Centre (SLS Centre), and countless local amenities. Commuters and outdoor enthusiasts will love the location—less than 30 minutes to Calgary, 45 minutes to Canmore, and approximately 1.5 hours to Banff, giving you quick access to both city conveniences and world-class mountain adventures. With immediate possession available, this move-in ready home truly offers the best of space, lifestyle, and location. Contact your favourite REALTOR® today to schedule your private showing.