



**522 River Heights Crescent
Cochrane, Alberta**

MLS # A2298575



\$515,900

Division:	River Song		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,353 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Back Lane, No M		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Pantry, Quartz Counters, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Main Floor TV Bracket, Shed, Security System, Garage Shelving, Tire Rack, Garage Opener and 1 Remote

Welcome to this BEAUTIFULLY UPGRADED two-storey home backing onto protected green space in the highly sought-after community of River Song—offering privacy, open views, and over 1800+ SQ FT of developed living space. From the moment you arrive, the home feels warm, inviting, and thoughtfully designed. The main floor showcases a bright, functional layout that blends everyday comfort with modern style. The living room is filled with natural light from large windows and patio door that provides seamless access to the backyard, creating an open and airy atmosphere ideal for both relaxing and entertaining. A custom built-in media unit with sleek cabinetry and floating shelves anchors the space, offering both functionality and a clean, contemporary focal point. Warm flooring, soft textures, and neutral tones tie everything together—creating a space that feels both cozy and refined. The FULLY RENOVATED KITCHEN is equally impressive, featuring BRAND NEW QUARTZ COUNTERTOPS, NEW CABINETRY, AND CONTEMPORARY LIGHTING, all flowing effortlessly into a spacious dining area perfect for hosting family and friends. Fresh paint throughout and OVER \$40,000 IN CUSTOM CARPENTRY elevate the entire home, while custom closet shelving adds both style and everyday practicality. Upstairs, you’ll find a well-designed layout with a convenient upper laundry area, a spacious primary retreat featuring a walk-in closet and a full 5-piece ensuite, plus two additional bedrooms and a full main bathroom. The upper level enjoys open views to the south and east, allowing for expansive skies, natural light, and a sense of space rarely found in similar homes. The NEWLY DEVELOPED BASEMENT significantly expands your living space, featuring a 4th Bed and full bat setup with a kitchenette—perfect for guests, extended

family, or flexible use. Built with comfort in mind, it includes Roxul and sound bar insulation, upgraded drywall, wood panel finishes, and a subfloor system that creates a warm, quiet lower level. Potential to add a separate side entrance for the basement to create a suite (subject to requirements by Town of Cochrane). Step outside to your private backyard haven—fully landscaped and fenced, complete with a large tiered deck designed for entertaining or relaxing evenings. With no immediate rear neighbours and designated green space behind, you’ll enjoy added privacy and uninterrupted open views year-round. Front and back underground sprinklers add convenience and keep everything looking its best. The municipal area plan behind the home designates the rear green space to remain as green space—protecting your views and privacy long-term. Steps to pathways, parks, and Bow Valley High School, with quick access into town, Calgary, Kananaskis, and Banff—this home offers the perfect balance of lifestyle, location, and long-term value. A rare opportunity to own a move-in-ready home with privacy, upgrades, and a fully finished basement in one of Cochrane’s most desirable communities.