\$515,000 - 182 River Heights Drive, Cochrane

MLS® #A2250555

\$515,000

3 Bedroom, 3.00 Bathroom, 1,642 sqft Residential on 0.06 Acres

River Heights, Cochrane, Alberta

Built in 2022, this contemporary like-new home in River Heights combines stylish design with family-friendly functionality. A sunny south-facing front patio welcomes you with space to enjoy morning coffee or keep an eye on the kids while they play. Inside, 9' ceilings create an airy atmosphere while durable finishes stand up to everyday life. A bright flex room at the front of the home provides a comfortable space for work, study or a playroom. Flowing through the main level, the open plan layout balances togetherness with defined spaces. The inviting living room offers a relaxed setting that extends easily to the rear deck, ideal for summer barbecues or unwinding outdoors. Anchoring the design, the dining area keeps family meals and gatherings connected, while the modern kitchen blends function and style with quartz countertops, stainless steel appliances, timeless subway backsplash and a central island with seating for casual bites. A pantry ensures everything is within easy reach and a powder room enhances convenience. Upstairs, the hallway landing is generous enough for a cozy reading nook or homework station. The spacious primary retreat features a walk-in closet and a sleek ensuite with dual sinks and an oversized shower for a touch of everyday luxury. Two additional bedrooms share a well-appointed four-piece bathroom and the upper laundry room saves time and steps on busy family mornings. The walkout basement is ready for future development, already offering direct







access to the fenced backyard where kids and pets can play safely on the grassy lawn. A rear deck with stairs down provides a seamless indoor-outdoor connection and a parking pad accommodates two vehicles. Living in River Heights means being minutes from schools, playgrounds and shopping, while Cochrane's trail network and outdoor spaces are always close at hand. This home delivers the style you want with the practicality your family needs.

Built in 2021

Essential Information

MLS® # A2250555 Price \$515,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,642 Acres 0.06 Year Built 2021

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 182 River Heights Drive

Subdivision River Heights

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 2V1

Amenities

Parking Spaces 2

Parking Off Street, Parking Pad

Interior

Interior Features Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open

Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In

Closet(s)

Appliances Dishwasher, Electric Stove, Microwave, Microwave Hood Fan,

Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Unfinished, Walk-Out

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 27th, 2025

Days on Market 65

Zoning R-MX

Listing Details

Listing Office eXp Realty

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