

# \$649,900 - 314 River Heights Drive, Cochrane

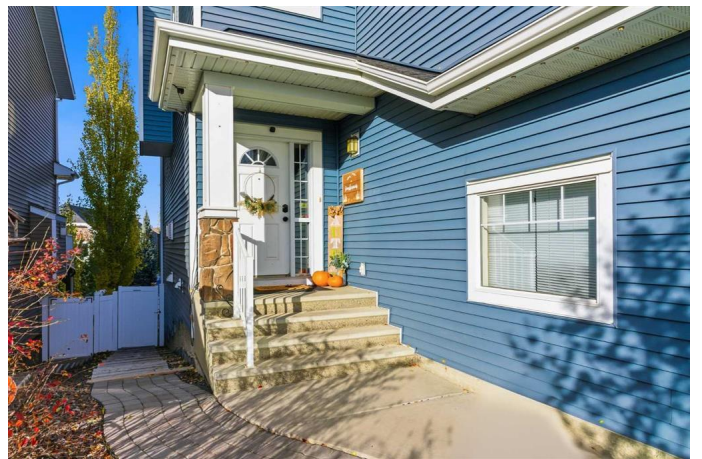
MLS® #A2266972

**\$649,900**

4 Bedroom, 4.00 Bathroom, 1,998 sqft  
Residential on 0.10 Acres

River Song, Cochrane, Alberta

WELCOME to Your \*DREAM HOME\* in Beautiful River Song, Cochrane -- The NATURE-RICH Community where FAMILY MEMORIES are made! This 4-BEDROOM, 3.5-BATH Home offers SPACE, COMFORT, and ENDLESS FLEXIBILITY with its LEGAL SUITE (WALKOUT BASEMENT). Discover the OPEN and AIRY Main Floor with HIGH CEILINGS, EXPANSIVE LIVING/DINING AREA, and STYLISH KITCHEN complete with BUILT-IN STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS, and AMPLE STORAGE. The Main Level also boasts a convenient LAUNDRY ROOM and 2-Piece Powder Room. Upstairs, you'll find three SPACIOUS BEDROOMS, including the PEACEFUL PRIMARY ROOM with an OVERSIZED WALK-IN CLOSET, and a 4-PIECE ENSUITE featuring a SOAKER TUB RETREAT. A second 4-Piece Bath is also on the Upper Level, and a GRAND FAMILY ROOM with VAULTED CEILING and ABUNDANT NATURAL LIGHT provides the Perfect Gathering / Lounging Space. The WALKOUT BASEMENT LEGAL SUITE offers its Own SEPARATE KITCHEN, LAUNDRY, BEDROOM, and FULL 4-PIECE BATH -- Ideal for Guests or Extended Family ..... OUTSIDE OASIS: ENJOY BBQs on the UPPER DECK, Unwind in the HOT TUB on the LOWER PATIO, or RELAX in the GENEROUS BACKYARD. With MOUNTAIN VIEWS NEARBY and Nature At Your Doorstep -- This Home delivers UNBEATABLE VALUE



AND LIFESTYLE ... Just Minutes from  
Charming Downtown Cochrane, Schools,  
Parks, and the Majestic Rockies. \*\* Donâ€™t  
Miss this RARE River Song Gem -- Book Your  
Private Showing Today! \*\*

Built in 2009

### Essential Information

MLS® #	A2266972
Price	\$649,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,998
Acres	0.10
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	314 River Heights Drive
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0H9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters,

High Ceilings, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Soaking Tub

Appliances Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, See Remarks, Washer, Built-In Oven

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

## Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed October 26th, 2025

Days on Market 4

Zoning R-LD

## Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.