

\$649,900 - 234 River Heights Green, Cochrane

MLS® #A2257109

\$649,900

3 Bedroom, 3.00 Bathroom, 1,692 sqft
Residential on 0.15 Acres

River Heights, Cochrane, Alberta

OPEN HOUSE SUNDAY SEPTEMBER 21
from 2PM - 4PM | Beautiful SINGLE FAMILY
home in the desired River Heights area.
Featuring a DETACHED TRIPLE CAR
GARAGE on a pie shape lot. This stunning
property is ideal for families, hobbyists, or
those seeking extra space to work or play.

Step inside to discover a bright and functional
layout featuring a MAIN FLOOR OFFICE,
SCRAPED ENGINEERED HARDWOOD, and
WOOD CABINETRY throughout. The heart of
the home is the stylish L-SHAPED KITCHEN,
complete with GRANITE COUNTERS,
UNDER-MOUNT LIGHTING, and stainless
steel appliances. The cozy living area features
a GAS FIREPLACE, perfect for cooler
evenings, and opens onto a large
SOUTH-EAST facing DECK with a charming
PERGOLA, ideal for outdoor entertaining.

Upstairs you'll find 3 BEDROOMS, including a
spacious primary bedroom with VAULTED
CEILINGS and a pocket door to the ENSUITE
featuring DOUBLE SINKS, WALK-IN
CLOSET, and a STAND ALONE SHOWER.
The main 4pc bath has LAMINATE
COUNTERS, and the LAUNDRY ROOM with
a countertop is conveniently located upstairs.

The home is finished to below with an
UNFINISHED BASEMENT, offering room to
grow with a BATHROOM ROUGH-IN, TV
WITH WALL MOUNT, an OVERSIZED hot



water tank and a water softener is also included.

Need space for projects or toys? Donâ€™t miss the 29' x 29' HEATED GARAGE/SHOP with 110/220 POWER, its own ELECTRICAL PANEL, and additional space for RV PARKING. This space is perfect for a WORKSHOP, studio, or storage! Book a showing to see this home today!

Built in 2013

Essential Information

MLS® #	A2257109
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,692
Acres	0.15
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	234 River Heights Green
Subdivision	River Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0S3

Amenities

Parking Spaces	3
Parking	Heated Garage, Oversized, Triple Garage Detached, RV Carport

of Garages 3

Interior

Interior Features Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener

Heating Fireplace(s), Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Mantle

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Few Trees, Pie Shaped Lot

Roof Asphalt

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 18th, 2025

Days on Market 5

Zoning R-LD

Listing Details

Listing Office eXp Realty

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