

# \$609,900 - 75 River Heights Boulevard, Cochrane

MLS® #A2258744

**\$609,900**

3 Bedroom, 3.00 Bathroom, 1,621 sqft  
Residential on 0.08 Acres

River Heights, Cochrane, Alberta

Welcome home to this inviting detached 3 bedroom home in Cochrane's River Heights, a community where family-friendly living and everyday convenience come together. Set on a sunny corner lot facing the park, this home instantly draws you in with its spacious front porch, an ideal spot to sip coffee, watch the kids play, or simply unwind. Inside, the open-concept layout creates a warm and welcoming flow, with a bright living and dining area that's perfect for family dinners, game nights, or gatherings with friends. The kitchen is thoughtfully designed for both style and function, featuring quartz countertops, built-in appliances, a coffee bar, and plenty of counter space perfect for cooking, entertaining, and gathering with family.

Upstairs, you'll find brand new carpet throughout, a versatile bonus room, and three comfortable bedrooms. The primary suite is a true retreat with its own ensuite and walk-in closet, offering privacy and space to recharge at the end of the day.

Outside, the large backyard including a brand new deck and landscaping offers room to play, garden, or host summer barbecues, while the detached garage adds convenience and extra storage.

River Heights is more than just a neighbourhood, it's a place to put down roots. Families enjoy easy access to parks, pathways, and schools, along with the brand-new Co-op and amenities minutes



away, for everyday essentials. It's also close to Spray Lakes Recreation Centre for sports and activities. Commuting into Calgary is a breeze with convenient nearby routes. As a small and quiet community filled with established yards and scenic streets River Heights truly offers the best of Cochrane living. Call your favourite Realtor and book your showing today!

Built in 2012

### Essential Information

MLS® #	A2258744
Price	\$609,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,621
Acres	0.08
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	75 River Heights Boulevard
Subdivision	River Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0R9

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Double Oven, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 22nd, 2025
Zoning	R-LD

## Listing Details

Listing Office	Real Broker
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