

# \$649,900 - 313 River Heights Crescent, Cochrane

MLS® #A2184793

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,905 sqft  
Residential on 0.09 Acres

River Heights, Cochrane, Alberta

**OPEN HOUSE SUNDAY APRIL 13 1PM -3PM**

| This beautifully designed JAYMAN home in River Heights offers a ONE-OF-A-KIND OPEN-CONCEPT layout with 9FT CEILINGS and thoughtful details throughout. The stunning kitchen features a CENTRAL ISLAND with QUARTZ COUNTERTOPS, a BREAKFAST BAR, BUILT-IN SHELVING, and STAINLESS STEEL APPLIANCES, including an electric stove, microwave, and dishwasher. The inviting living room is centred around a cozy GAS FIREPLACE with a sleek TILE SURROUND and MANTLE, while the dining area leads to a spacious DECK overlooking the FULLY FENCED north-facing backyard. A second, more private SIDE DECK with a PRIVACY WALL provides an additional outdoor retreat. As you enter through the back mudroom you will find an OVERSIZED DOUBLE ATTACHED GARAGE, making it convenient for those with extra toys, trucks or an SUV.

Upstairs, youâ€™ll find three generously sized bedrooms, including the primary bedroom with a WALK-IN CLOSET and a spa-like 5-piece ENSUITE featuring a SOAKER TUB, STAND-ALONE SHOWER, and DUAL SINKS. A bright bonus room at the front of the home, an UPPER-FLOOR LAUNDRY ROOM, and a 4-piece guest bathroom complete this level.

The unfinished basement offers 9FT CEILINGS, is roughed in for plumbing and



endless possibilities for future development.

Located in a fantastic community close to parks, schools, and amenities, this home is a must-see. Schedule your showing today!

Built in 2014

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2184793    |
| Price          | \$649,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,905       |
| Acres          | 0.09        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 313 River Heights Crescent |
| Subdivision | River Heights              |
| City        | Cochrane                   |
| County      | Rocky View County          |
| Province    | Alberta                    |
| Postal Code | T4C 0V2                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

Interior Features Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High

|                 |  |
|-----------------|--|
|                 | Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)   |
| Appliances      | Dishwasher, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating         | Forced Air, Natural Gas  |
| Cooling         | None   |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Gas, Living Room   |
| Has Basement    | Yes  |
| Basement        | Full, Unfinished   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle   |
| Construction      | Concrete, Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2025 |
| Days on Market | 42                  |
| Zoning         | R-LD                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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