

# \$489,000 - 41 River Heights Drive, Cochrane

MLS® #A2245879

**\$489,000**

3 Bedroom, 3.00 Bathroom, 1,446 sqft

Residential on 0.06 Acres

River Heights, Cochrane, Alberta

3 BED | 3 BATH | LIKE-NEW CONDITION |  
NO CONDO FEES |

Welcome to 41 River Heights Drive – an exceptional opportunity for first-time buyers or savvy investors! Located in the sought-after, family-friendly community of River Heights, this move-in ready home offers quick access to Highway 22, Calgary, and the majestic Rocky Mountains. Step inside to a bright and open main floor featuring luxury vinyl plank flooring, large windows that flood the space with natural light, and a modern kitchen equipped with stainless steel appliances, sleek white cabinetry, and quartz countertops throughout. Upstairs, the thoughtfully designed layout includes a spacious primary suite with a private 3-piece ensuite, two additional bedrooms, a 4-piece main bath, and the convenience of upper-floor laundry. The undeveloped basement comes with a separate side entrance, offering excellent potential for a future development by a creative investor or as an additional living space. Outside, enjoy sunny south-facing exposure, a large rear deck, and a paved rear lane with plenty of room for parking and a future double garage. Whether you're looking to move in or invest, this home delivers space, flexibility, and value in one of Cochrane's top communities. Book your private showing today and imagine the possibilities!

Built in 2022



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2245879               |
| Price          | \$489,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,446                  |
| Acres          | 0.06                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 41 River Heights Drive |
| Subdivision | River Heights          |
| City        | Cochrane               |
| County      | Rocky View County      |
| Province    | Alberta                |
| Postal Code | T4C0Y1                 |

## Amenities

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 2                              |
| Parking        | Off Street, Parking Pad, Stall |

## Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings                                                                   |
| Heating           | Forced Air                                                                                                                                  |
| Cooling           | None                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                           |
| Fireplaces        | Gas                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                         |

Basement                      Full, Unfinished

**Exterior**

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

**Additional Information**

Date Listed              August 5th, 2025  
Days on Market        14  
Zoning                    (R-MX)

**Listing Details**

Listing Office            2% Realty

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