



**150 River Heights Crescent  
Cochrane, Alberta**

**MLS # A2308392**



**\$485,000**

<b>Division:</b>	River Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,446 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, No Neighbours Behind, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, High Ceilings, Open Floorplan, Pantry		

**Inclusions:** All Window Coverings, All Lighting Fixtures Attached, BBQ Gas Line

Welcome to 150 River Heights Crescent in the heart of Cochrane, where comfort, convenience, and community come together. Backing directly onto a SCHOOL with NO NEIGHBOURS BEHIND, offering 3 BEDROOMS and the perfect blend of privacy and family friendly living in a DESIRABLE LOCATION. Step inside to discover a bright and inviting main floor featuring a functional U SHAPED KITCHEN complete with AMPLE CABINETRY. The open living space is designed for everyday comfort with a cozy ELECTRIC FIREPLACE that creates a warm and welcoming atmosphere. Enjoy summer evenings on the REAR DECK with a BBQ GAS LINE, ideal for entertaining or simply relaxing while overlooking the open space. With no rear neighbours, you’ll love the added sense of privacy. Important updates provide peace of mind, including a NEW FURNACE (2026), HOT WATER TANK (2024), and NEW GARAGE DOOR OPENER (2025). The FULL APPLIANCE PACKAGE includes a FRENCH DOOR FRIDGE and STOVE (2025), DISHWASHER (2023), and MICROWAVE (2024). Additional highlights include CENTRAL VAC, LAUNDRY, and an UNDEVELOPED LOWER LEVEL ready for your future vision and customization. Located in a family friendly community close to parks, pathways, schools, and everyday amenities, this is an excellent opportunity to enjoy the lifestyle Cochrane is known for.