



**94 River Heights Crescent
Cochrane, Alberta**

MLS # A2320833



\$524,900

Division:	River Song		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,505 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, I		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Level, No Back Lane, No Neighbours Be		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Outdoor mini fridge, freezer		

Some homes just feel right the moment you walk in. This stunning 3-bedroom, 2.5-bath semi-detached in one of Cochrane's most established and sought-after communities delivers the kind of thoughtful, character-filled living that's genuinely hard to find at this price point. Curb appeal is just the beginning. Step inside to warm maple hardwood floors, 9-foot ceilings, and a sun-drenched main floor that flows effortlessly from the kitchen through to the living area. The kitchen features a peninsula island, stainless steel appliances, painted cabinets with epoxy countertops, a tile backsplash, pantry storage, pot lights, and pendant lighting — functional, stylish, and built for real life. The dining area with ceiling fan sits just off the kitchen, and a rustic wood feature wall anchors the space with warmth and character. The living room centres around a gas fireplace with stone surround and TV hookup above — the kind of focal point a room is built around. Upstairs, three generous bedrooms are finished in neutral tones with plush Berber carpet. The primary suite is a genuine retreat, featuring a statement feature wall, ceiling fan, walk-in closet with window, and a well-appointed 3-piece ensuite with tile finishes and epoxy counters. A large walk-in linen closet and a full 4-piece main bath with tile and epoxy counters round out the upper floor — and the spindle railing staircase ties it all together beautifully. The fully finished basement adds serious living space — a spacious family room with dry bar area and mini fridge hookup, laminate flooring, laundry with washer/dryer included, freezer included, and roughed-in plumbing for a future bathroom. The storage throughout this home is exceptional — including a brilliantly organized upper garage storage system that has to be seen to be appreciated. Out back, the west-facing yard and deck back directly onto

Bow Valley High School — meaning no rear neighbours, maximum privacy, and a view that money can't buy in a new build. The attached garage is fully finished with an electric heater (included) and epoxy floor — a true four-season workspace. Mechanicals are dialled in: gas hot water heater replaced in 2023, high-efficiency furnace, and drip humidifier. The storage shed stays. Steps from walking paths, parks, playgrounds, and the Spray Lakes Sports Centre — and in the catchment for Bow Valley High School right in your backyard — this is Riversong living at its finest.