

# \$580,000 - 166 River Heights Crescent, Cochrane

MLS® #A2215208

**\$580,000**

2 Bedroom, 3.00 Bathroom, 1,013 sqft

Residential on 0.07 Acres

River Song, Cochrane, Alberta

**BUNGALOW | BACKS PARK/GREEN SPACE | CENTRAL AIR | WET BAR** Welcome home to 166 River Heights Crescent! This semi-detached bungalow is perfect for a professional couple, a small family, or someone looking to downsize. Stunning black tile greets you when you walk in the door. The main floor features an open floor plan with no carpet, white cabinetry, grey granite counters, dining space leading to your massive deck, and the primary bedroom with a 4-piece ensuite, and walk-in closet. The lower level offers over 900sq feet with a wet bar, bar fridge, huge rec space, a 4-piece bath, another large bedroom, laundry, and storage. With a single attached garage, central air conditioning, no neighbours behind, newer appliances, new lighting throughout, and custom blinds...this home will not last long!

Built in 2014

## Essential Information

MLS® #	A2215208
Price	\$580,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,013
Acres	0.07



Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	166 River Heights Crescent
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0V1

### Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	13

Zoning

R-MX

## **Listing Details**

Listing Office

First Place Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.