

\$550,000 - 454 River Heights Crescent, Cochrane

MLS® #A2252034

\$550,000

4 Bedroom, 4.00 Bathroom, 1,713 sqft

Residential on 0.07 Acres

River Song, Cochrane, Alberta

Walk up the front steps, through the front door, and you'll feel the difference! This River Song duplex stands out. Four bedrooms, three and a half baths, finished basement, big south facing yard backing the berm, oversized insulated single garage with tons of storage, 9' ceilings on the main floor, the list goes on! Spacious entry way to invite guests in, drop school bags, or unload groceries. Private powder room separate from the main living space is a luxury you didn't know you needed. Gather around the centre island in the bright, open kitchen boasting bevelled quartz counter tops, large walk-in pantry, and stainless steel appliances. Be the host with the most with the dining area off the kitchen, convenient to the BBQ and extended deck through sliding patio doors. Enjoy conversation under the pergola listening to the crickets in the back field while the dog plays in the fenced backyard. Or, as the nights get chillier, cozy up to the convenience of the stone, gas fireplace anchoring the living room. Find three bedrooms up with the idyllic layout of the primary bedroom and en suite bath on one side, bonus room in between, and two secondary bedrooms and full bath on the other side. Private and quiet! Large primary bedroom, complete with Hunter Douglas Top Down Bottom Up blinds, an ensuite bath, dual sinks, separate water closet, and large walk-in closet. Catch a view of the mountains from the secondary bedrooms, making them great for kids, guests, or an at-home office. Once you



live with the unmatched convenience of laundry upstairs, youâ€™ll never go back! Thoughtfully and professionally finished basement with guest bedroom, full bath, and spacious play area, complete with a climbing wall for an active family! Other upgrades include AC, aggregate sidewalk and steps, and hardscaping features. Donâ€™t miss this unbeatable location on a quiet, family-friendly street in desirable River Song. Schools, paths, playgrounds, with easy access to Calgary or the mountains at your finger tips!

Built in 2014

Essential Information

MLS® #	A2252034
Price	\$550,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,713
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	454 River Heights Crescent
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0T8

Amenities

Parking Spaces	2
----------------	---

Parking	Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Private Yard, Barbecue
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	14
Zoning	R-MX

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

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.