

# \$650,000 - 358 River Heights Drive, Cochrane

MLS® #A2267780

**\$650,000**

5 Bedroom, 3.00 Bathroom, 1,973 sqft  
Residential on 0.10 Acres

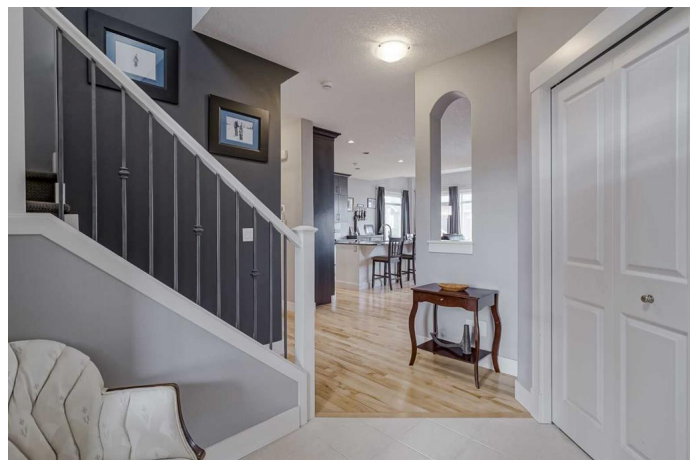
River Song, Cochrane, Alberta

5 Bedroom upstairs! Welcome to 358 River Heights Drive in Scenic Neighbourhood in Cochrane!

Tucked into the heart of Cochrane's sought-after River Song community, this stunning two-storey home offers space, style and a true sense of connection to both nature and community. With five spacious bedrooms above grade and nearly 2,000 square feet of living space, this is the kind of home where memories are made and families thrive. From the moment you walk in, you'll be drawn to the welcoming atmosphere created by the open-concept main floor, enhanced by designer tones and premium finishes. The kitchen is the centrepiece of the home, beautifully outfitted with two-tone cabinetry, granite countertops, upgraded tile backsplash, stainless steel appliances and a walk-through pantry. Whether you're hosting holiday dinners or casual weekend brunches, the dining area provides ample room for gatherings.

The living room is bathed in natural light thanks to large windows, and features a sleek modern fireplace that creates a cozy yet elegant vibe. A main-floor mudroom with custom lockers and laundry area provides function without sacrificing style, ideal for busy households.

Upstairs is where this home truly shines. Rarely will you find five bedrooms on the upper level, offering endless options for large families, home offices, guest rooms or hobby



spaces. The primary suite is your personal retreat, complete with vaulted ceilings, a spa-inspired ensuite featuring a soaker tub and large glass shower, and generous walk-in closet space.

The backyard is landscaped, fully fenced and ready for both play and relaxation. Whether you're enjoying a sunny BBQ or an evening under the stars, there's room to make the outdoor space your own.

River Song is more than a neighbourhood, it's a lifestyle. Nestled along the Bow River, residents enjoy breathtaking views, serene walking paths and easy access to Cochrane's charming downtown. River Heights Drive places you within walking distance of schools, playgrounds and the natural ravine, while still offering an effortless commute into Calgary. Cochrane itself blends small-town friendliness with modern convenience, and is consistently ranked among Alberta's best places to live. Whether you're a growing family or looking for more space in a connected community, this home offers the perfect combination of functionality, comfort and location.

Built in 2009

### **Essential Information**

MLS® #	A2267780
Price	\$650,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,973
Acres	0.10
Year Built	2009
Type	Residential
Sub-Type	Detached

Style 2 Storey  
Status Active

### Community Information

Address 358 River Heights Drive  
Subdivision River Song  
City Cochrane  
County Rocky View County  
Province Alberta  
Postal Code T4C 0H8

### Amenities

Parking Spaces 4  
Parking Double Garage Attached, Driveway, Garage Door Opener  
# of Garages 2

### Interior

Interior Features Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Smart Home, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)  
Appliances Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Full

### Exterior

Exterior Features BBQ gas line  
Lot Description Back Yard, Rectangular Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed October 30th, 2025  
Days on Market 4

Zoning R-LD

## **Listing Details**

Listing Office eXp Realty

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