

# \$639,900 - 313 River Heights Crescent, Cochrane

MLS® #A2184793

**\$639,900**

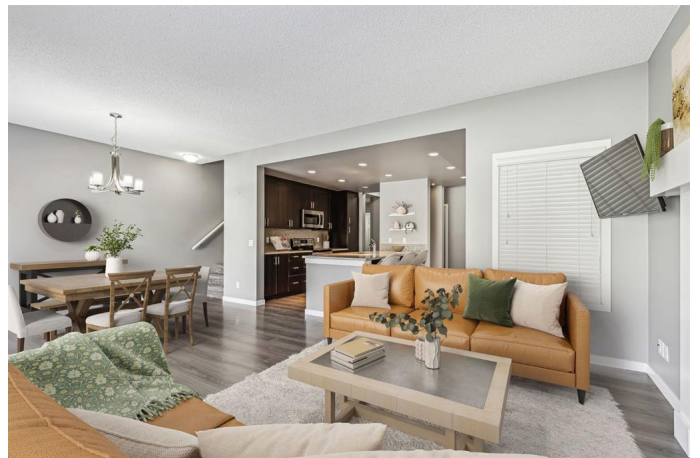
3 Bedroom, 3.00 Bathroom, 1,905 sqft  
Residential on 0.09 Acres

River Heights, Cochrane, Alberta

Welcome to the perfect family home in the heart of River Heights — where space, style, and comfort come together to create the ideal setting for everyday life and lasting memories.

From the moment you walk in, you™ll feel the warmth of this thoughtfully designed Jayman built home. The open-concept main floor is made for family living — with 9ft ceilings that create a bright and airy feel, and a layout that keeps everyone connected. Whether you're prepping dinner while the kids do homework at the island or gathering around the breakfast bar on a busy morning, this kitchen is the true heart of the home. It features beautiful quartz countertops, built-in shelving for cookbooks or family photos, and stainless steel appliances — everything you need to make life easier. Just off the kitchen, you™ll find a charming secondary deck — the perfect spot to unwind while dinner™s on the go. Whether you™re enjoying a quiet moment with a book, sipping your evening tea, or letting the kids play within view, it™s a cozy little extension of your living space that the whole family will love.

The cozy living room is where you'll unwind together, centered around a gas fireplace that™s perfect for movie nights or snowy afternoons. The adjoining dining area opens to a large backyard deck — ideal for summer BBQs, birthday parties, or just watching the kids and pets play in the fully fenced yard.



The back mudroom keeps everyone organized, especially during busy mornings, and leads to the oversized double attached garage – room for your vehicles, bikes, scooters, sports gear, and everything in between.

Upstairs, there’s room for everyone to spread out. The bright bonus room at the front of the house is a great hangout space – a kids’ zone, playroom, or even a cozy family lounge. The primary suite offers a peaceful retreat for parents, complete with a walk-in closet and a luxurious ensuite with dual sinks, a soaker tub, and stand-alone shower. Two more generously sized bedrooms and a full bathroom give the kids their own space, and the convenient upstairs laundry room makes chores that much easier.

The unfinished basement features 9ft ceilings and is full of potential – imagine a future games room, guest suite, or home gym.

Nestled in a quiet, family-friendly neighborhood close to parks, schools, the rec centre and everyday essentials, this home is the kind of place where families grow, gather, and thrive.

Come see for yourself – this could be the home your family has been waiting for.

Built in 2014

### **Essential Information**

MLS® #	A2184793
Price	\$639,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,905
Acres	0.09
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	313 River Heights Crescent
Subdivision	River Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0V2

### **Amenities**

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Double Vanity, High Ceilings, Pantry, Soaking Tub, Walk-In Closet(s), Breakfast Bar, Granite Counters, Kitchen Island
Appliances	Dishwasher, Garage Control(s), Window Coverings, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot, Street

	Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 27th, 2025
Days on Market	50
Zoning	R-LD

### **Listing Details**

Listing Office	eXp Realty
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