

# \$675,000 - 453 River Heights Drive, Cochrane

MLS® #A2257246

**\$675,000**

3 Bedroom, 3.00 Bathroom, 2,001 sqft

Residential on 0.10 Acres

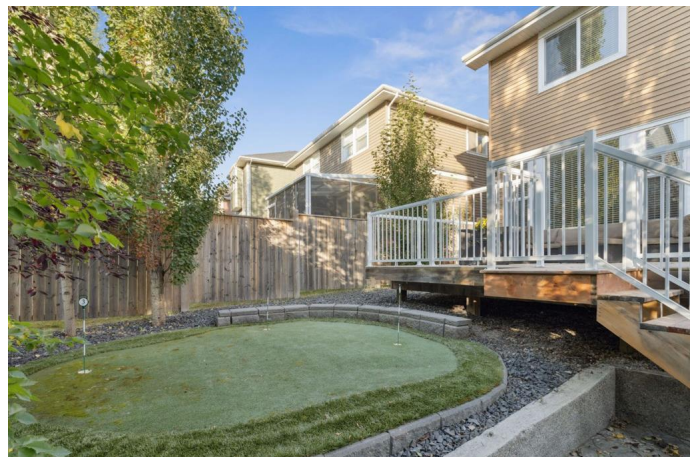
River Heights, Cochrane, Alberta

Welcome to 453 River Heights Drive – a beautifully appointed 2,000 sq. ft. family home designed with comfort, convenience, and luxury in mind.

Step inside to discover a main floor that blends function with style, featuring a dedicated office, a bright open layout, and heated tile floors in the kitchen, front entrance, and all bathrooms. The heart of the home flows seamlessly to the dining and living spaces, creating an inviting setting for everyday living and entertaining. Upstairs, you’ll find three spacious bedrooms, including a primary retreat with a steam shower ensuite. A bonus room comes with a future bar rough-in, adding potential for entertaining or relaxation.

The basement is undeveloped but features 9’™ ceilings and hydronic in-floor heating – a fantastic blank canvas for your vision. The in-floor heated garage with a floor drain provides practical comfort year-round. Outdoors, the property shines with a 25’™ x 14’™ deck, stamped concrete patio and walkway, putting green, artificial turf front yard, and a well-treed backyard for privacy. Low-maintenance landscaping ensures you spend more time enjoying the space than maintaining it.

Additional highlights include: central A/C and a whole-home boiler heating system, plus views of Cochrane Hill from the front of the home. Conveniently located close to schools and Spray Lakes Recreation Centre, this home is the perfect blend of lifestyle and location. Call



to book your private showing today!

Built in 2011

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2257246    |
| Price          | \$675,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,001       |
| Acres          | 0.10        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 453 River Heights Drive |
| Subdivision | River Heights           |
| City        | Cochrane                |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T4C 0J3                 |

### Amenities

|                |                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                 |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, 220 Volt Wiring, Front Drive |
| # of Garages   | 2                                                                                                 |

### Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s), Tankless Hot Water |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Oven     |
| Heating           | In Floor, Fireplace(s), Forced Air, Natural Gas, Boiler                                                                                    |

|                 |                          |
|-----------------|--------------------------|
| Cooling         | Central Air              |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas, Living Room, Mantle |
| Has Basement    | Yes                      |
| Basement        | Full                     |

## Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                                  |
| Lot Description   | Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                               |
| Construction      | Vinyl Siding, Wood Frame                                                      |
| Foundation        | Poured Concrete                                                               |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 47                   |
| Zoning         | R-LD                 |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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.