# \$635,000 - 480 River Heights Green, Cochrane

MLS® #A2265408

# \$635,000

4 Bedroom, 4.00 Bathroom, 1,632 sqft Residential on 0.01 Acres

River Heights, Cochrane, Alberta

OPEN HOUSE SUNDAY NOVEMBER 9 from 1PM - 3PM | Welcome to this beautifully updated two-storey home in the heart of desirable River Heights! From the moment you arrive, the inviting FRONT PORCH sets the tone â€" perfect for enjoying your morning coffee or relaxing with a good book in the evening.

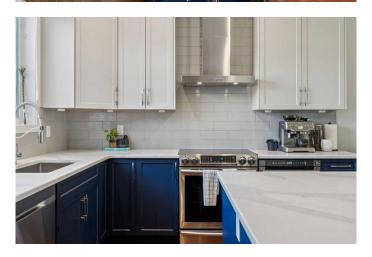
Inside, the main floor features rich HARDWOOD FLOORS, abundant natural light, and a seamless flow for everyday living. The recently upgraded kitchen is a true showstopper, with elegant CREAM LINEN UPPER CABINETS, NAVY LOWERS, NEW QUARTZ countertops, and all-new stainless-steel appliances â€" including an INDUCTION STOVE, range hood, built-in microwave, fridge, and dishwasher. The OVERSIZED ISLAND offers ample prep and gathering space, ideal for entertaining.

The living room centres around a cozy GAS FIREPLACE with a MANTLE, creating a warm, welcoming atmosphere.

Upstairs, you'II find three spacious bedrooms, including a primary bedroom with a luxurious 4-piece ENSUITE featuring a SOAKER TUB and STAND-ALONE SHOWER. A bonus room with a TV wall mount and bookshelf adds extra versatility for family living.







Downstairs, the FULLY FINISHED SUNSHINE BASEMENT boasts LAMINATE flooring, NEW CARPET, and stylish BOARD and BATTEN detailing along the stairway. The REC room features an ELECTRIC FIREPLACE with a LIVE-EDGE MANTLE, and there's a FOURTH BEDROOM with its own ELECTRIC FIREPLACE and 4-PIECE ENSUITE â€" perfect for guests or teens.

Step outside to the NORTH EAST-facing backyard, sunny through the morning and afternoon, complete with a COVERED DECK and GAZEBO, PATIO AREA, SIDE ENTRANCE, DOG RUN, and an OVERSIZED, INSULATED DOUBLE DETACHED GARAGE with a window for natural light.

Move-in ready and beautifully appointed, this River Heights gem perfectly blends comfort, style, and functionality!

Built in 2013

## **Essential Information**

MLS® # A2265408 Price \$635,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,632

Acres 0.01

Year Built 2013

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 480 River Heights Green

Subdivision River Heights

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 0S1

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached, Insulated, Oversized

# of Garages 2

## Interior

Interior Features Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz

Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)

Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer,

Window Coverings, Induction Cooktop

Heating Forced Air, Fireplace(s)

Cooling None
Fireplace Yes
# of Fireplaces 3

Fireplaces Basement, Electric, Gas, Living Room

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Dog Run

Lot Description Back Lane, Front Yard, Lawn, Dog Run Fenced In, Gazebo

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed November 5th, 2025

Days on Market 1

Zoning R-LD

# **Listing Details**

Listing Office eXp Realty

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