

313 RIVER HEIGHTS Crescent, Cochrane T4C 0V2

MLS®#: **A2184793**

Area: **River Heights**

Listing Date: **02/27/25**

List Price: **\$639,900**

Status: **Active**

County: **Rocky View County**

Change: **-\$10k, 15-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2014**
 Lot Information
 Lot Sz Ar: **3,982 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,905**
 Low Sqft:
 Ttl Sqft: **1,905**

DOM

55
 Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Front Yard,Landscaped,Lawn,Rectangular Lot,Street Lighting**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Concrete,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Oven,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Pantry,Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`6" x 9`8"	Dining Room	Main	12`6" x 10`6"
Living Room	Main	13`11" x 12`6"	Bonus Room	Upper	18`6" x 11`4"
Laundry	Upper	5`9" x 3`4"	Bedroom - Primary	Upper	12`9" x 11`10"
Bedroom	Upper	11`3" x 9`1"	Bedroom	Upper	11`9" x 9`8"
2pc Bathroom	Main	4`11" x 4`10"	4pc Bathroom	Upper	7`11" x 4`11"
5pc Ensuite bath	Upper	13`11" x 8`11"			

Legal/Tax/Financial

Title:
 Zoning:

Fee Simple

Legal Desc:

R-LD

1410423

Remarks

Pub Rmks:

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.

Inclusions:

Property Listed By:

**TV & Wall Mount, Security System, Doorbell
eXp Realty**

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