



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**416 RIVER HEIGHTS Green, Cochrane T4C 0S1**

MLS® #: **A2188689** Area: **River Song** Listing Date: **01/18/25** List Price: **\$549,900**  
 Status: **Pending** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **2012**  
Lot Information  
 Lot Sz Ar: **3,444 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,374**  
 Low Sqft:  
 Ttl Sqft: **1,374**

DOM

**4**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Landscaped,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet,Laminate,Tile,Vinyl Plank**  
 Sewer: Ext Feat: **Other** Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
 Int Feat: **Breakfast Bar,Built-in Features,Kitchen Island,Open Floorplan,Recessed Lighting,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 5`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`0" x 5`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>17`0" x 12`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>17`0" x 14`10"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>4`11" x 8`7"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`0" x 5`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`1" x 13`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`8" x 10`9"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`7" x 12`6"</b>	<b>Bonus Room</b>	<b>Basement</b>	<b>6`9" x 4`6"</b>
<b>Game Room</b>	<b>Basement</b>	<b>19`9" x 29`10"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>7`7" x 11`11"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-LD**

**1110685**

Remarks

Pub Rmks: **Discover this inviting & meticulously maintained 3 bedroom, 2.5-bathroom home with an oversized double garage in the coveted River Song neighbourhood, steps from parks, pathways, and various schools. This home offers exceptional curb appeal with an expansive front covered porch perfect for enjoying early morning coffee while soaking in the vibrant community atmosphere. Inside, a spacious foyer with closet for tucking away outerwear leads to a front living room flooded with natural light from the large windows. The open-concept kitchen features stainless steel appliances, a central island with breakfast bar seating, custom dark cabinetry offering ample storage, pendant & recessed pot lighting and a window overlooking the yard. Adjacent, the bright dining room provides seamless access through the mudroom to an impressive outdoor deck (dual areas), ideal for outdoor living and entertaining possibilities. A convenient guest bathroom and storage closets complete this well-appointed main level. Upstairs, the primary bedroom awaits with a private 3pc ensuite and large closet, complemented by a main 4 pc bathroom shared with two additional spacious bedrooms (both with large windows and closets). The fully finished basement, completed with permits, offers a large rec room and a bonus room perfect for study or work. It features a gorgeous custom electric fireplace with stone detailing and mantel, adding warmth and elegance to the space. A double detached garage, insulated and drywalled, ensures convenience year-round, eliminating the hassle of snow removal or cold starts. Enjoy the benefits of living in an sought-after community with a small-town ambiance, friendly neighbours, and proximity to essential amenities, including parks, playgrounds, and scenic pathways spanning 4 kms throughout this charming locale. Don't miss out and come view today!**

Inclusions: **Fridge, Stove, OTR Microwave, Dishwasher, Washer & Dryer**  
Property Listed By: **Real Broker**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



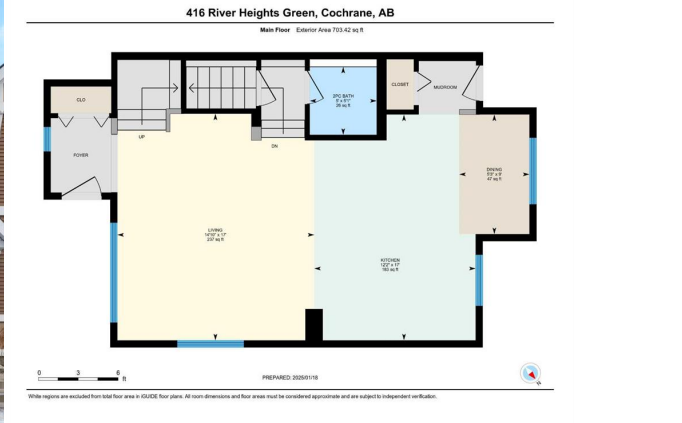












416 River Heights Green, Cochrane, AB

2nd Floor Exterior Area 670.79 sq ft



PREPARED: 2025/01/18



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

416 River Heights Green, Cochrane, AB

Basement (Below Grade) Exterior Area 629.17 sq ft



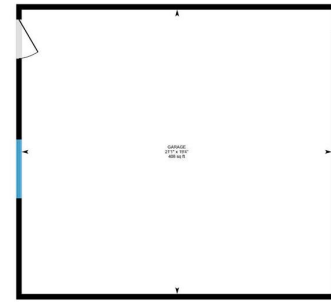
PREPARED: 2025/01/18



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Detached Garage Excluded Area 435.41 sq ft



PREPARED: 2025/01/18



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