



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**538 RIVER HEIGHTS Crescent, Cochrane T4C0T8**

MLS® #: **A2198133**      Area: **River Song**      Listing Date: **03/05/25**      List Price: **\$614,900**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Cochrane**  
 Year Built: **2013**  
 Lot Information  
 Lot Sz Ar: **2,988 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,710**  
 Low Sqft:  
 Ttl Sqft: **1,710**

DOM

**31**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Attached-Side by Side**

Parking

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

Access:  
 Lot Feat: **Back Yard,Lawn,Low Maintenance Landscape,No Neighbours Behind**  
 Park Feat: **Double Garage Attached,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Dock,Garden**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,ENERGY STAR Qualified Appliances,Garage Control(s),Gas Water Heater,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat: **Ceiling Fan(s),Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`4" x 15`6"	Dining Room	Main	9`2" x 10`7"
Kitchen	Main	10`8" x 12`3"	2pc Bathroom	Main	6`1" x 6`11"
Entrance	Main	13`6" x 9`0"	Bedroom - Primary	Second	12`7" x 17`2"
4pc Ensuite bath	Second	6`11" x 9`0"	Bonus Room	Second	12`1" x 10`11"

Bedroom  
4pc Bathroom  
Office  
Furnace/Utility Room

Second  
Second  
Lower  
Lower

10`11" x 9`7"  
4`11" x 9`8"  
6`11" x 15`7"  
4`3" x 15`9"

Bedroom  
Family Room  
3pc Bathroom

Second  
Lower  
Lower

10`11" x 9`10"  
18`11" x 21`7"  
5`10" x 8`9"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

1310062

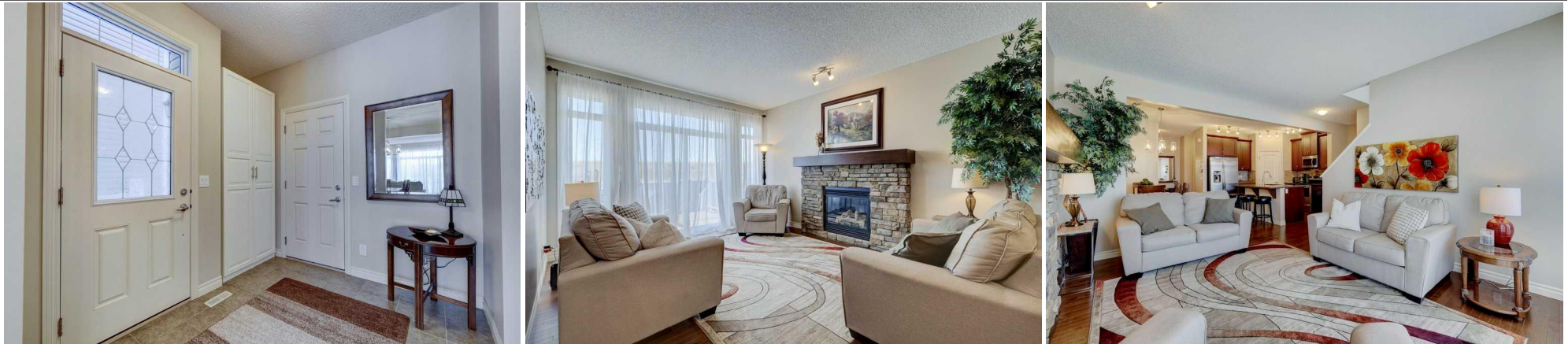
Zoning:  
R-MX

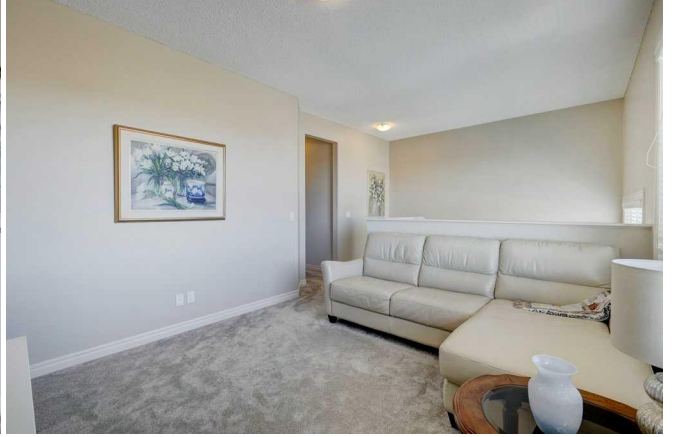
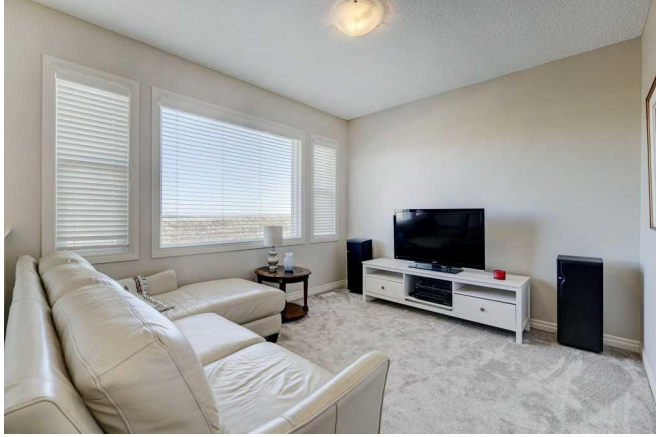
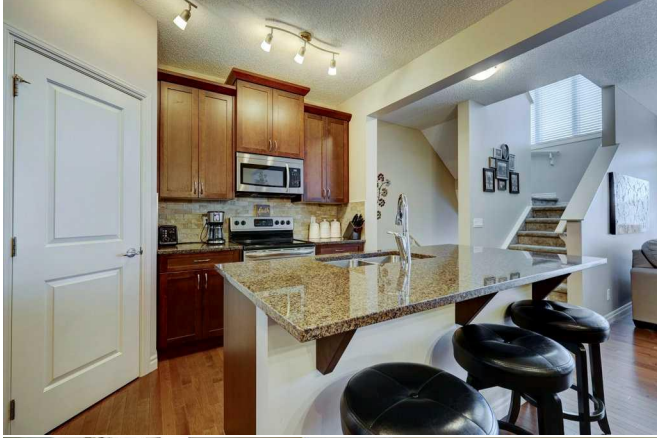
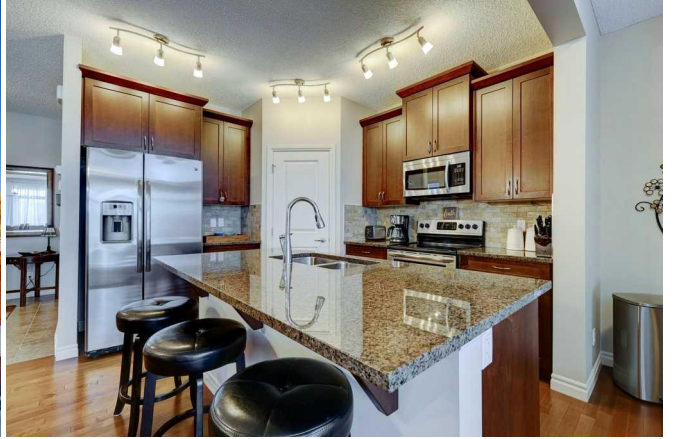
Remarks

Pub Rmks: **Welcome to Riversong, where small-town charm meets stunning scenery and the mountains are always in sight. Featuring over 2400 sq ft, this fully developed 3-bedroom, 3.5-bath semi-detached home offers thoughtful design and exceptional functionality. The open-concept main floor is perfect for both family life and entertaining, featuring a beautiful kitchen with granite counters and centre island, large pantry, a good size dining area and open to a lovely living area with a gas fireplace. Off the main living area, step out to a large deck and take a moment to enjoy the peace and quiet of the beautiful community of Riversong. Upstairs, a large bonus room separates the spacious bedrooms, including the inviting owner's retreat with its well-appointed ensuite featuring dual vanities, an oversized shower, and a generous walk-in closet. Convenient upper-floor laundry makes life even easier - especially with little ones! Families will appreciate the fully finished basement with a flexible office space, beautiful 3rd bathroom and good-sized family room - perfect for a home theatre or games room - bring your imagination! Outdoor living shines here, with a lovingly maintained backyard ready for entertaining. The double attached garage is a standout, complete with durable polyaspartic flooring and a mezzanine storage system accessible via a lift—a dream for storage and organization. With top schools, parks, and pathways nearby, plus easy access to Calgary and the Rockies, this is the perfect home for those who want the best of both worlds—a peaceful small-town feel with every modern convenience. See why life in Riversong just feels right - book your showing today.**

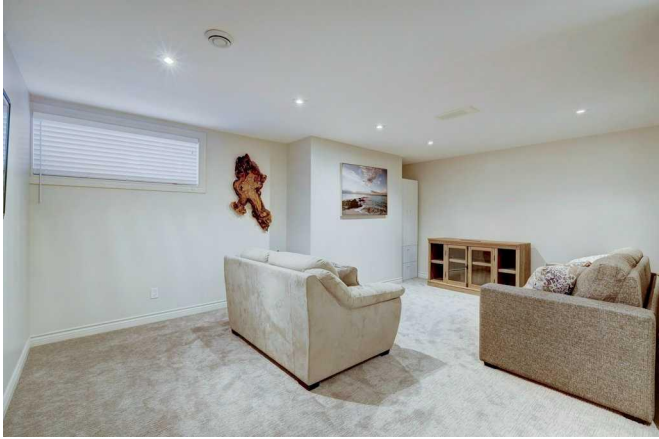
Inclusions: **garage shelving above workbench**  
Property Listed By: **Royal LePage Benchmark**

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











**538 River Heights Crescent, Cochrane, AB**

Main Floor Exterior Area 734.78 sq ft  
Interior Area 873.29 sq ft  
Excluded Area 432.57 sq ft



PREPARED: 2025/03/05



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

**538 River Heights Crescent, Cochrane, AB**

2nd Floor Exterior Area 875.82 sq ft  
Interior Area 902.16 sq ft



PREPARED: 2025/03/05



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**538 River Heights Crescent, Cochrane, AB**

Basement (Below Grade) Exterior Area 703.42 sq ft  
Interior Area 628.66 sq ft



PREPARED: 2025/03/05



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