

\$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

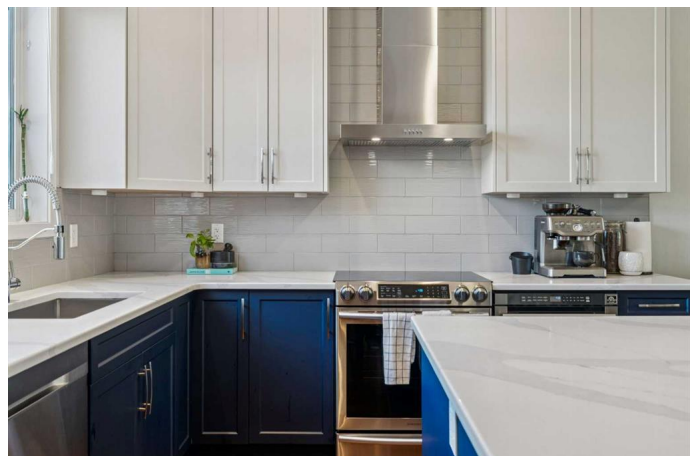
Welcome to this beautifully updated two-storey home in the heart of desirable River Heights! From the moment you arrive, the inviting FRONT PORCH sets the tone – perfect for enjoying your morning coffee or relaxing with a good book in the evening.

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 – 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™ll 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 thereâ€™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	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Gas, Living Room, Basement
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Dog Run
Lot Description	Back Lane, Dog Run Fenced In, Front Yard, Gazebo, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 5th, 2025
Days on Market	5
Zoning	R-LD

Listing Details

Listing Office	eXp Realty
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