

**261 River Heights Drive  
Cochrane, Alberta**

**MLS # A2280453**



**\$514,900**

<b>Division:</b>	River Song	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,597 sq.ft.	<b>Age:</b> 2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 3 full / 1 half
<b>Garage:</b>	Parking Pad, RV Access/Parking	
<b>Lot Size:</b>	0.07 Acre	
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Level, Rectangular Lot	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		
<b>Inclusions:</b>	N/A		

This impeccably maintained home is in immaculate condition and ready for a new family. Located in a new and rapidly growing neighborhood, the property offers excellent long-term value with additional commercial & residential developments planned nearby and a new public elementary school scheduled to open and Bow Valley High School is located in walking distance. Just in time for summer, this home features RV parking with a gate that opens, a fully fenced yard, a south-facing deck, and two large storage sheds—perfect for outdoor living and extra storage. Inside, you'll find 9 ft ceilings, decorative feature walls, and a bright, open-concept main floor. The upgraded kitchen is a standout, offering shaker-style cabinetry, quartz countertops, stainless steel appliances including a double oven, a new kitchen hood fan and a large central island ideal for entertaining. Triple-pane windows and extra-tall interior doors enhance both comfort and modern appeal. The back entry includes a 2-piece powder room and built-in lockers, keeping daily life organized and functional. Upstairs, the spacious primary bedroom features a 5-piece ensuite with quartz counters, a corner soaker tub, separate shower, and a large walk-in closet. Two additional bedrooms, a full bathroom, and the convenience of upper-level laundry complete this floor. The fully finished lower level offers a fourth bedroom with walk-in closet, a full bathroom, a large recreation room, and ample storage space. Ideally located with easy access to Calgary and Banff, this home is perfect for families seeking comfort, space, and a thriving community.