

# \$510,000 - 155 River Heights Drive, Cochrane

MLS® #A2215657

**\$510,000**

2 Bedroom, 3.00 Bathroom, 1,161 sqft

Residential on 0.06 Acres

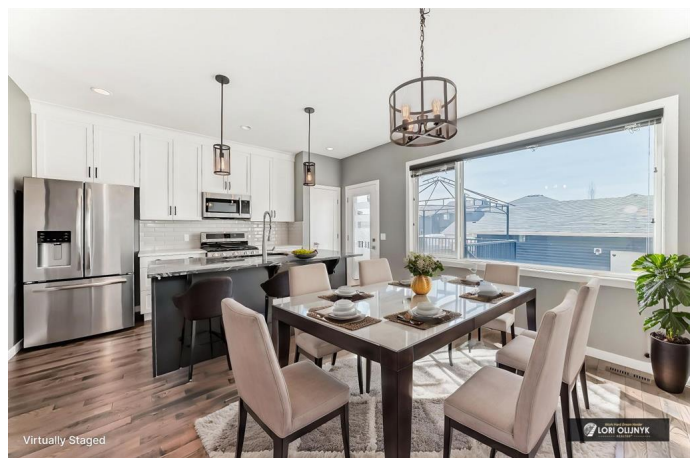
The Willows, Cochrane, Alberta

Looking for a home that's move-in ready and full of thoughtful upgrades? This beautifully updated semi-detached home blends modern style with everyday functionality and it's priced to impress.

Step inside and you'll instantly feel the fresh, contemporary vibe. Newly painted with gleaming hardwood floors and 9-foot ceilings, the open-concept main floor is perfect for entertaining or relaxing after a busy day. The cozy living room features a sleek built-in fireplace with custom shelving perfect for movie nights or displaying your favorite pieces.

Love to cook (or at least love the idea of it)? The kitchen has you covered with a show-stopping dark wood island, full-height two-tone cabinetry, quartz countertops, and a classic subway tile backsplash. Plus, you'll get a full suite of brand-new, high-end appliances: French door fridge with water/ice, gas stove, microwave, and a whisper-quiet Bosch dishwasher. The dining area looks out to the sunny, landscaped backyard ideal for summer BBQs or sipping your morning coffee on the raised deck.

Upstairs, you'll find two spacious bedrooms, each with their own private ensuite and walk-in closet a rare dual primary layout that's perfect for roommates, guests, or a home office setup. Bonus: There's also a full laundry room on this level (no more hauling



baskets up and down stairs!).

The basement is ready for your personal touch with electrical completed, a roughed-in bathroom, and an egress window – great for adding extra living space or a future media room. You’ll also enjoy the comfort of central A/C and a built-in vacuum system.

Outside, enjoy your own private, fenced backyard with a raised deck, garden space, and a detached double garage with paved alley access. Everything’s been well cared for and permitted, giving you peace of mind and low maintenance for years to come.

Why settle for builder-basic when you can have upgraded, stylish, and affordable – all in one?

Built in 2014

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2215657               |
| Price          | \$510,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,161                  |
| Acres          | 0.06                   |
| Year Built     | 2014                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 155 River Heights Drive |
| Subdivision | The Willows             |

|             |                   |
|-------------|-------------------|
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C0Y1            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                                         |
| Cooling           | Central Air                                                                                                                        |
| Fireplace         | Yes                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                  |
| Fireplaces        | Gas                                                                                                                                |
| Has Basement      | Yes                                                                                                                                |
| Basement          | Full, Unfinished                                                                                                                   |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior Features | Other                                                                            |
| Lot Description   | Back Lane, Back Yard, City Lot, Gazebo, Landscaped, Lawn, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                  |
| Construction      | Vinyl Siding, Wood Frame                                                         |
| Foundation        | Poured Concrete                                                                  |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 3             |
| Zoning         | R-MX          |

### Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Stonemere Real Estate Solutions |
|----------------|---------------------------------|

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