

# \$635,000 - 480 River Heights Green, Cochrane

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MLS® #A2265408

**\$635,000**

4 Bedroom, 4.00 Bathroom, 1,632 sqft

Residential on 0.01 Acres

River Heights, Cochrane, Alberta

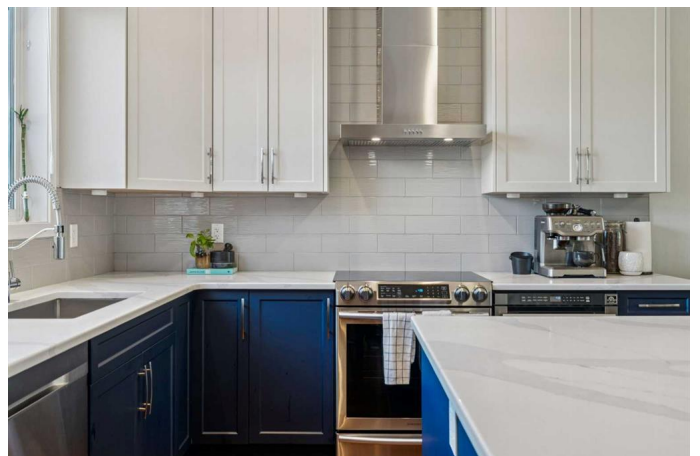
Welcome to this beautifully updated two-storey home in the heart of desirable River Heights! From the moment you arrive, the inviting FRONT PORCH sets the tone – perfect for enjoying your morning coffee or relaxing with a good book in the evening.

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 | 4                  |
| Zoning         | R-LD               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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