

# \$649,900 - 512 River Heights Green, Cochrane

MLS® #A2253650

## \$649,900

4 Bedroom, 4.00 Bathroom, 1,636 sqft  
Residential on 0.08 Acres

River Song, Cochrane, Alberta

This pristine Jayman-built "Opus" offers 4 bedrooms, 3.5 bathrooms, and a bonus room, all wrapped in thoughtful upgrades and a prime location in the scenic community of Riversong.

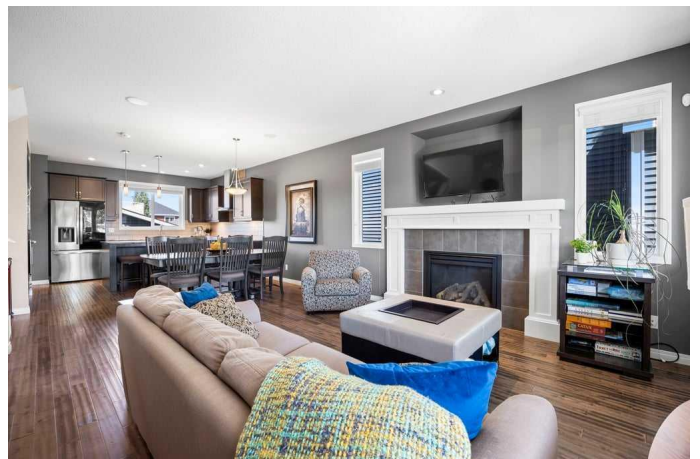
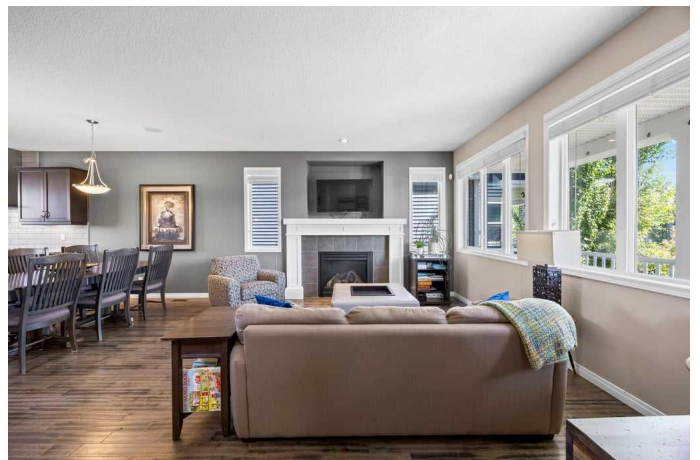
Enjoy privacy with a park right across the street, plus southern exposure that fills the backyard with warm evening sunshine.

Outdoor living is effortless with low-maintenance landscaping, Gemstone Soffit exterior lighting, a gas BBQ hookup, an elevated deck, and a lower patio—perfect for relaxing or entertaining. An oversized 24' Ã— 24' garage—insulated, drywalled, heated, wired for 220 V, and complete with an 8' Ã— 18' door—adds incredible functionality for vehicles, hobbies, or storage.

Inside, the open-concept main level impresses with 9' ceilings, built-in speakers, and a top of the line kitchen featuring stainless steel appliances, ample counter space, and a sink overlooking the backyard. A separated dining space offers flexibility for casual family dinners or more formal gatherings.

Upstairs, three bedrooms include a bright primary retreat with ensuite, complemented by a spacious bonus room perfect for family movie nights or a play area. A full bathroom serves the additional bedrooms, while a half bath on the main level adds convenience.

The fully finished builder-developed basement extends your living space with 9' ceilings, wiring for a projection TV and surround sound, a large rec room, fourth bedroom, and another



full bathroomâ€”ideal for guests or growing families.

Steps from pathways, the Bow River, and rolling hills, Riversong blends small-town charm with natural beauty and easy access to Calgary, schools, and local amenities.

Built in 2013

### Essential Information

MLS® #	A2253650
Price	\$649,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,636
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	512 River Heights Green
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0S1

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Heated Garage, Insulated, Oversized
# of Garages	2

### Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Garden
Lot Description	Back Lane, Back Yard, Garden, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 4th, 2025
Days on Market	3
Zoning	R-LD

## Listing Details

Listing Office	eXp Realty
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