

# \$454,900 - 302, 501 River Heights Drive, Cochrane

MLS® #A2213334

**\$454,900**

2 Bedroom, 3.00 Bathroom, 1,501 sqft

Residential on 0.00 Acres

River Heights, Cochrane, Alberta

**\*\* OPEN HOUSE SUNDAY 12:00-2:00 PM \*\***

Welcome to your dream townhome in the sought-after community of River Heights, Cochrane! Take in incredible views and enjoy the convenience of being just minutes from downtown. Close to schools, parks, scenic walking paths, and the SLS Sports Centre, this location offers the best of both nature and city living. This beautifully designed home features dual primary bedrooms, each with its own private ensuite—perfect for families, roommates, or guests. You™ll also love the bonus office space, located on the ground floor, ideal for working from home or a quiet retreat.

The second-floor balcony, located just off the kitchen, is perfect for grilling in the evenings or enjoying your morning coffee basking in the early sun. Stay comfortable year-round with central air conditioning, and rest easy with blackout blinds in both bedrooms for a peaceful sleep. The oversized single attached garage provides ample space for parking and storage. Outside you won't have to worry about snow removal or landscaping as that's all looked after and you'll meet friendly neighbours at the community garden or fire pit. Don't miss out, book your showing today!

Built in 2014

## Essential Information



MLS® #	A2213334
Price	\$454,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,501
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	302, 501 River Heights Drive
Subdivision	River Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C2L3

### **Amenities**

Amenities	Community Gardens, None, Other
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Central
Cooling	Central Air
Basement	None

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Garden
Lot Description	Landscaped, Lawn, Low Maintenance Landscape

Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood
Foundation	Poured Concrete



**Additional Information**

Date Listed	April 24th, 2025
Days on Market	9
Zoning	R-MD

**Listing Details**

Listing Office	Real Broker
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