

# \$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 SATURDAY 12:00-3:00 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 | 20               |
| Zoning         | R-MD             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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