

# \$444,900 - 302, 501 River Heights Drive, Cochrane

MLS® #A2229934

**\$444,900**

2 Bedroom, 3.00 Bathroom, 1,501 sqft  
Residential on 0.00 Acres

River Heights, Cochrane, Alberta

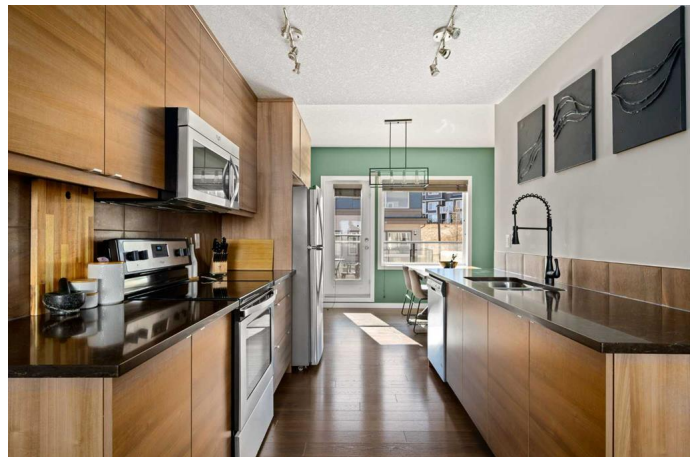
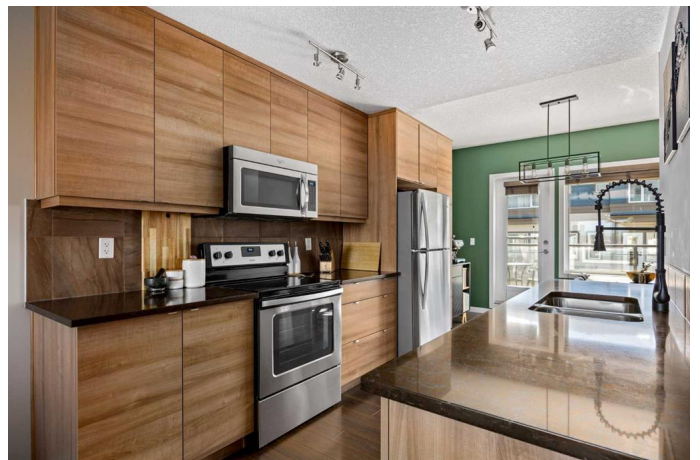
Experience Elevated Living in this Stunning  
River Heights Townhome

Discover the perfect blend of contemporary elegance and functional comfort in this beautifully designed townhome, ideally located in Cochrane's scenic River Heights community. With breathtaking views of the Bow River Valley and Glenbow Ranch Provincial Park nearby, this home offers the serenity of nature with the convenience of town just minutes away.

Inside, the open-concept main level is filled with natural light from expansive windows and features a gallery-style kitchen with premium stainless steel appliances, sleek quartz countertops, and plenty of cabinetry. The bright dining area flows effortlessly onto a private deck—perfect for BBQs, morning coffee, or unwinding outdoors while taking in the surrounding scenery.

Step outside to enjoy professionally maintained shared spaces including a peaceful fire pit area, community garden boxes, and lush landscaping—all cared for with included lawn care and snow removal services, so you can enjoy a low-maintenance lifestyle year-round.

Upstairs, two generously sized primary bedrooms each feature their own private ensuite and large walk-in or walk-through



closets, easily accommodating king-sized furniture. The convenient upper-level laundry area includes a washer and dryer designed to make daily life easier.

An attached, heated single garage provides secure parking with extra storage space—ideal for active lifestyles or seasonal needs.

Backed by protected green space, this home offers peace and privacy in a well-kept complex. You're just five minutes to downtown Cochrane and the SLS Sports Centre via the Jack Tennant Memorial Bridge, with quick access to HWY 22 and HWY 1 for a smooth 25-minute commute to Calgary or a scenic 35-minute drive to Kananaskis. A Calgary commuter bus also stops nearby for added convenience.

Stylish, functional, and surrounded by natural beauty—welcome to refined living in River Heights.

Built in 2014

**Essential Information**

MLS® #	A2229934
Price	\$444,900
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, Parking, Snow Removal, Trash
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	No Smoking Home, Open Floorplan, Quartz Counters, Storage, 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
Lot Description	Garden, Landscaped, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 11th, 2025
Days on Market	15
Zoning	R-MD

## Listing Details

Listing Office	Real Broker
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