

\$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

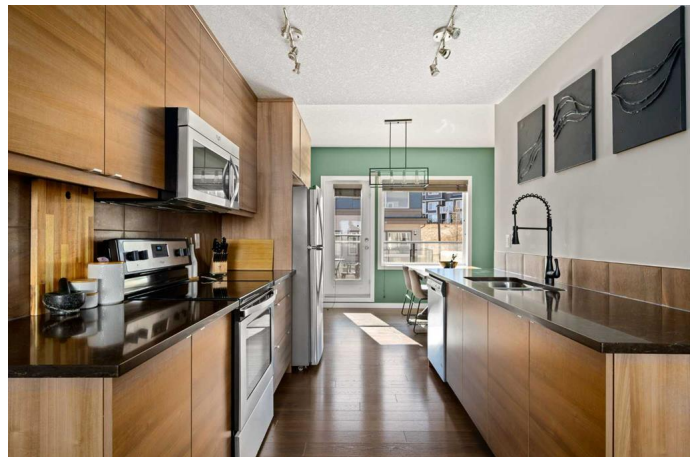
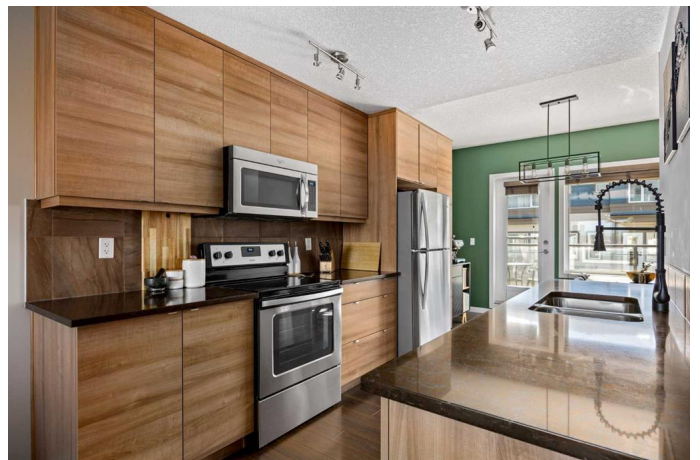
Experience Elevated Living in this Stunning
River Heights Townhome

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 | 21 |
| Zoning | R-MD |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.