\$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 deckâ€"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 landscapingâ€"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 spaceâ€"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 beautyâ€"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 25

Zoning R-MD

Listing Details

Listing Office Real Broker

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