

# \$474,900 - 808, 501 River Heights Drive, Cochrane

MLS® #A2220412

**\$474,900**

3 Bedroom, 3.00 Bathroom, 1,481 sqft

Residential on 0.05 Acres

River Heights, Cochrane, Alberta

Welcome to this stylish 3-storey townhouse in The Rise. Perfectly positioned on a corner lot and backing onto green space, this unit offers added privacy, extra windows, and an abundance of natural light.

Designed with entertaining in mind, the main floor features an open-concept layout with a central island, modern kitchen, and spacious dining and living areas. You'll also find a convenient main floor laundry room, stylish brick accent walls, and air conditioning rough-in for future comfort. Enjoy both a front-facing balcony and ground-level access to a private rear outdoor space—perfect for indoor-outdoor living.

The upper level includes 3 bedrooms and 2.5 bathrooms, making this one of the most spacious and functional units in the complex. You'll also appreciate the elevated views over the surrounding rooftops toward Cochrane.

An oversized tandem garage provides secure parking for two vehicles plus ample storage. Located just minutes from parks, schools, and walking paths, with quick access to the Jack Tennant Memorial Bridge, downtown Cochrane, the Trans-Canada Highway, and the mountains.

Don't miss your opportunity to view this exceptional home—book your showing today!



Built in 2015

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2220412      |
| Price          | \$474,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,481         |
| Acres          | 0.05          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 808, 501 River Heights Drive |
| Subdivision | River Heights                |
| City        | Cochrane                     |
| County      | Rocky View County            |
| Province    | Alberta                      |
| Postal Code | T4C 2L3                      |

## Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | None                           |
| Parking Spaces | 2                              |
| Parking        | Double Garage Attached, Tandem |
| # of Garages   | 2                              |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Quartz Counters  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None, Rough-In   |
| Basement          | None   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line                      |
| Lot Description   | Backs on to Park/Green Space               |
| Roof              | Asphalt Shingle                            |
| Construction      | Composite Siding, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                            |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 28             |
| Zoning         | R-MD           |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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