

# \$450,000 - 805, 501 River Heights Drive, Cochrane

MLS® #A2227721

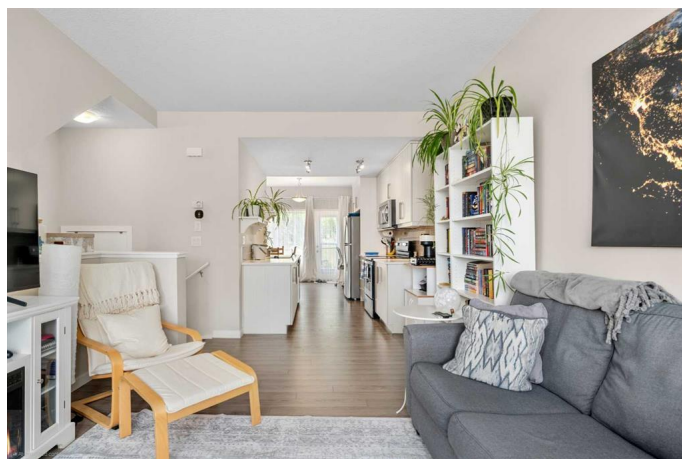
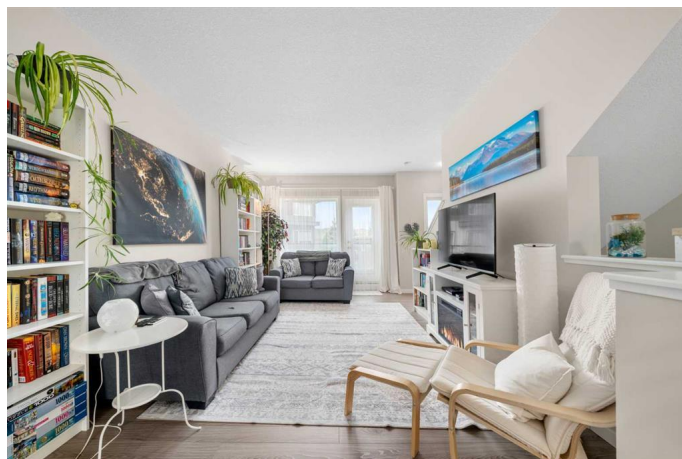
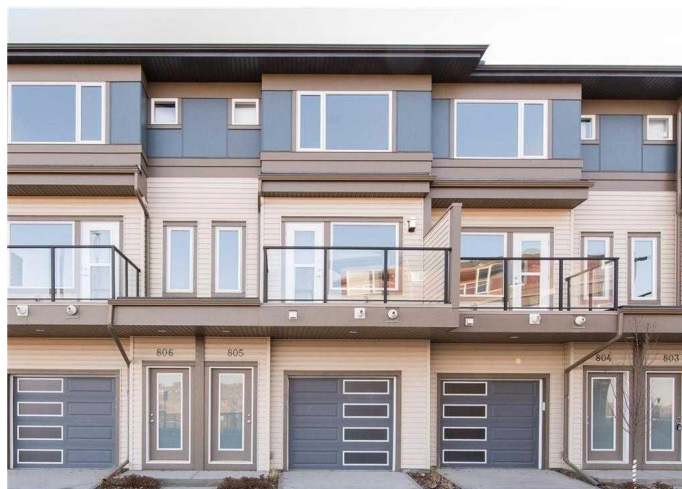
**\$450,000**

2 Bedroom, 3.00 Bathroom, 1,115 sqft

Residential on 0.04 Acres

River Heights, Cochrane, Alberta

Experience elevated living in this meticulously designed townhouse, where contemporary elegance meets functional luxury. Flooded with natural light from expansive windows, this home boasts breathtaking views of the Bow River Valley and near Glenbow Ranch Provincial Park. Nestled within a serene landscape of paved walking paths, lush green spaces, and preserved natural reserves, it offers an unmatched balance of tranquility and convenience. The open-concept main level is a showcase of style and efficiency. The gallery kitchen is a chef's dream, featuring premium stainless-steel appliances and quartz countertops. A conveniently placed powder room and sophisticated dining area extend onto a walk-out patio, seamlessly blending indoor and outdoor living. Step outside into beautifully landscaped and professionally maintained grounds complete with a communal fire pit, garden boxes, and flourishing greenery – all effortlessly maintained with included lawn care and snow removal services – along with the protected green-space hill to add extra privacy and space. Off the bright living room, a private balcony captures the morning light, perfect for enjoying a cup of coffee. Upstairs the double primary suites offer spacious tranquility, each with a full ensuite and generous walk-in or walk-through closet. Both are designed to accommodate a king-size suite with ease. The convenient upstairs laundry area, outfitted with a washer, dryer, and ample storage, further



enhances everyday functionality. The attached, heated, and finished tandem garage comfortably houses two vehicles while still including robust storage space and a workshop bench – perfect to keep your projects organized. Situated on a quiet private road and backing onto designated green space, this home promises peace and privacy. With downtown Cochrane and Spray Lakes Sports Centre just five minutes away with the new Jack Tennant Memorial Bridge, and effortless access to HWY22 and HWY1 for a smooth 25-minute commute to Calgary or a scenic 35-minute drive to Kananaskis, this property is truly at the crossroads of lifestyle and location. A daily commuter bus to downtown Calgary stops only minutes from your doorstep, making this an ideal choice for professionals seeking a balance of nature and urban accessibility. Discover refined living in a prime setting, where every detail is designed to enhance your lifestyle.

Built in 2015

### Essential Information

MLS® #	A2227721
Price	\$450,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,115
Acres	0.04
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	805, 501 River Heights Drive
Subdivision	River Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2L3

### Amenities

Amenities	Park, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Heated Garage, See Remarks, Tandem
# of Garages	2

### Interior

Interior Features	Built-in Features, Open Floorplan, See Remarks, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

### Exterior

Exterior Features	Balcony, Fire Pit
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	June 10th, 2025
Days on Market	24
Zoning	R-MD

### Listing Details

Listing Office	4th Street Holdings Ltd.
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