

# \$399,950 - 302, 501 River Heights Drive, Cochrane

MLS® #A2240713

**\$399,950**

2 Bedroom, 3.00 Bathroom, 1,501 sqft

Residential on 0.00 Acres

River Heights, Cochrane, Alberta

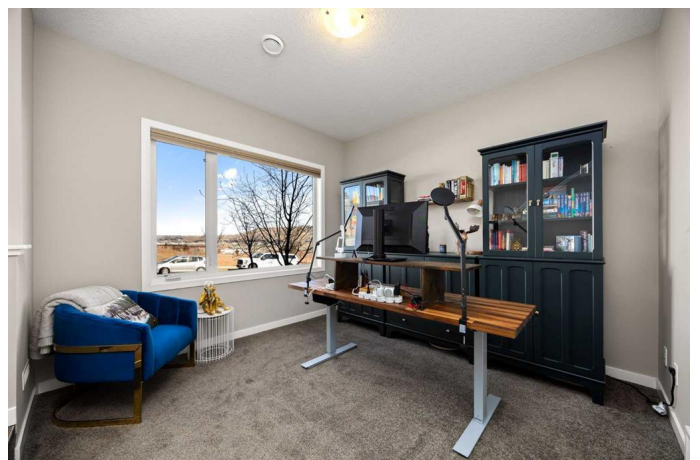
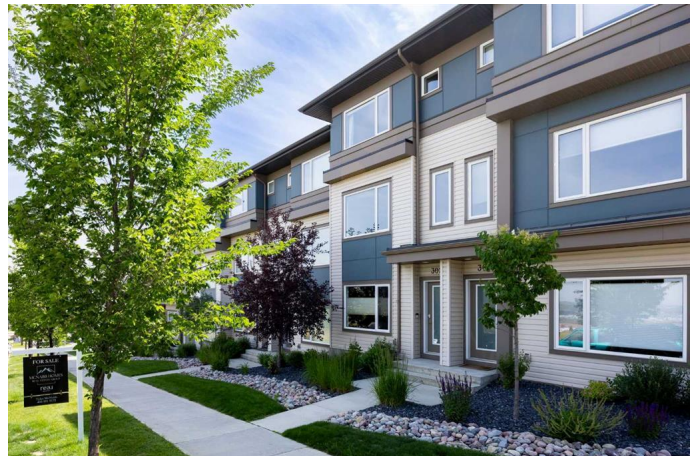
Welcome to your ideal home in the heart of River Heights—a vibrant, family-friendly community offering the perfect balance of nature, convenience, and comfort. This beautifully maintained and thoughtfully designed townhome boasts incredible views and a bright, functional layout that suits a wide range of lifestyles.

Inside, you™ll find dual primary bedrooms, each with its own private ensuite, offering privacy and flexibility—perfect for families, roommates, or frequent guests. The entry-level office/den provides a dedicated space for working from home, studying, or creating your own quiet retreat.

The main floor is open and airy, with a spacious living and dining area that flows seamlessly into the kitchen. Step outside onto your private balcony just off the kitchen to enjoy morning coffee with sunrise views or host a summer BBQ in the evening.

Additional features include central air conditioning for year-round comfort, blackout blinds in both bedrooms for restful sleep, and an oversized single attached garage with plenty of room for parking, storage, or outdoor gear.

Enjoy low-maintenance living with landscaping and snow removal included in your condo fees, giving you more time to explore



everything this amazing area has to offer. Just steps from your door, youâ€™ll find scenic walking paths, parks, schools, and the Spray Lakes Sawmills (SLS) Sports Centre. The community fire pit and garden offer welcoming spaces to meet your neighbours, relax outdoors, and enjoy the spirit of this tight-knit community.

Located just minutes from Cochraneâ€™s vibrant downtown, with quick access to Calgary and the Rocky Mountains, this home is the perfect blend of convenience and serenity.

Donâ€™t miss your second chance at this incredible homeâ€”book your private showing today!

Built in 2014

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2240713      |
| Price          | \$399,950     |
| 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      | Parking, Snow Removal, Trash, Visitor Parking, Community Gardens, Other                         |
| Parking Spaces | 2                                                                                               |
| Parking        | Garage Door Opener, Heated Garage, On Street, Additional Parking, Guest, 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, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Electric Range |
| Heating           | Central                                                                                                                 |
| Cooling           | Central Air                                                                                                             |
| Basement          | None                                                                                                                    |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Balcony, Fire Pit                                                     |
| Lot Description   | Landscaped, Low Maintenance Landscape, Street Lighting, Garden, Other |
| Roof              | Asphalt Shingle                                                       |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                    |
| Foundation        | Poured Concrete                                                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 35              |
| Zoning         | R-MD            |

### Listing Details

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

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