

\$424,900 - 302, 501 River Heights Drive, Cochrane

MLS® #A2240713

\$424,900

2 Bedroom, 3.00 Bathroom, 1,501 sqft
Residential on 0.00 Acres

River Heights, Cochrane, Alberta

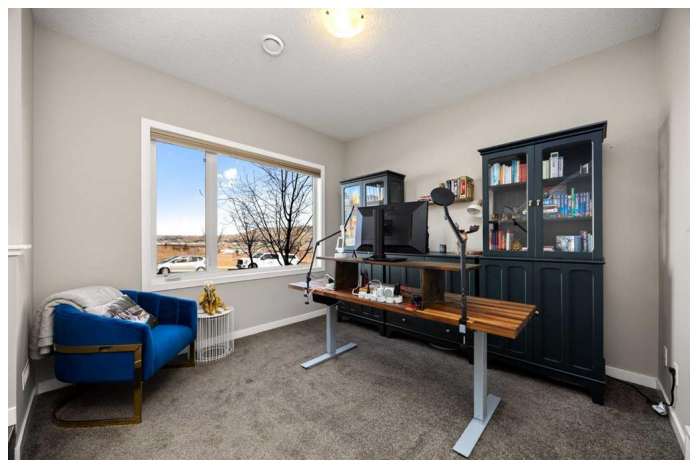
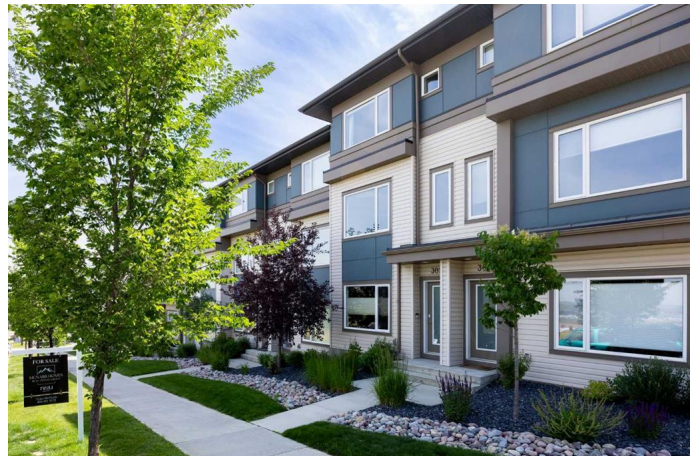
Welcome to your ideal home in the heart of River Heights—a vibrant, family-friendly community offering the perfect balance of nature, convenience, and comfort. This beautifully maintained and thoughtfully designed townhome boasts incredible views and a bright, functional layout that suits a wide range 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	\$424,900
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, Other, Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Additional Parking, Garage Door Opener, Guest, Heated Garage, On Street, 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, Fire Pit
Lot Description	Garden, Landscaped, Low Maintenance Landscape, Other, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

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

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.