



GRASSROOTS
REALTY GROUP

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**302, 501 River Heights Drive
Cochrane, Alberta**

MLS # A2229934



\$444,900

Division:	River Heights		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,501 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Garden, Landscaped, Low Maintenance Landscape, Street Lighting		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 392
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

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 deck—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 landscaping—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 space—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 beauty—welcome to refined living in River Heights.