



**808, 501 River Heights Drive  
Cochrane, Alberta**

**MLS # A2253798**



**\$464,000**

<b>Division:</b>	River Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,481 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 503
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** Dining Area Cabinets (negotiable)

Welcome to this bright and stylish 3-storey corner townhouse in The Rise, backing onto green space for added privacy and natural light. The open-concept main level features a modern kitchen with central island, spacious living and dining areas, brick accent wall, main floor laundry, and A/C rough-in. Enjoy both a front balcony and private rear outdoor space, perfect for relaxing or entertaining. Upstairs offers 3 bedrooms and 2.5 bathrooms, creating one of the most functional layouts in the complex, with elevated views toward Cochrane. The oversized tandem garage comfortably fits two vehicles with extra room for storage. Ideally located close to parks, schools, pathways, and amenities, with quick access to downtown Cochrane, the Jack Tennant Memorial Bridge, Highway 1, and the mountains.