



**703, 501 River Heights Drive
Cochrane, Alberta**

MLS # A2281117



\$474,900

Division:	River Song		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,754 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Garden, Landscaped, See Remarks, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 465
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: Air Conditioner, Attached Window Coverings, Gas BBQ on deck, Garage Control + Remote, Nest Thermostat

Welcome to this beautifully updated END UNIT townhouse offering thoughtful upgrades, abundant natural light, and is presented in incredible condition. With high ceilings and large windows throughout, this home feels bright and welcoming from the moment you step inside. The entry level offers flexibility with space ideal for a home office, reading room or home gym, along with a convenient storage room and access to your attached garage. The open-concept main living area is designed for both everyday comfort and entertaining. The kitchen features ungraded appliances including a gas stove, generous cabinetry, and a spacious island that flows seamlessly into the dining and living areas. Thanks to the home's end-unit position and elevated sightlines, natural light pours in, creating an inviting atmosphere throughout the day. Upstairs, you'll find 3 well-proportioned bedrooms, including a primary retreat complete with a three-piece ensuite and walk in closet. A four-piece main bathroom serves the additional bedrooms, making this layout ideal for families, guests, or shared living. Additional highlights includes AIR CONDITIONING, and a HEATED GARAGE with enough space for storing your toys as well as additional storage under the stairs. This home also offers extra parking available on the driveway—an added bonus rarely found in condo living. The end-unit location provides enhanced privacy and a quieter setting, while still offering easy access to nearby amenities and outdoor spaces. Fresh paint, custom feature walls, and new up-down blinds enhance the modern feel while allowing you to control light with ease. A move-in-ready home with modern updates, functional living spaces, and standout features—this end unit offers comfort, convenience, and value. Enjoy the walking/running paths right outside your doorstep to the

beautiful Bow River Pathways. Schools and shopping are close by and the access both out of Cochrane and into downtown is now simpler than ever.