



**407, 501 River Heights Drive
Cochrane, Alberta**

MLS # A2297228



\$399,900

Division:	River Song		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,209 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated, Tandem		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Back Lane, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 425
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks, Storage		

Inclusions: Window coverings

This bright townhouse features large windows that bring in natural light and offer great views of green space. This home has just been repainted. This townhome is surrounded by paved walking paths, green space and natural reserves. Bow Valley High School is a 5- to 10-minute walk away. On the open-concept main level, you will find ample space to enjoy, including a kitchen featuring upgraded stainless-steel appliances, including a gas range; a powder room; and a dining area with a door leading out to a private deck. Professionally kept grounds featuring a fire-pit and garden boxes, along with lawns, trees and shrubs. Yard maintenance includes lawn mowing and snow removal. Upstairs features two master bedrooms, each with its own full en-suite bathroom and walk-in or walk-through closets. Each room is spacious enough for a king-sized bed. The upstairs laundry has a washer, dryer, and ample storage. A linen closet helps with storage, a coat closet on the main floor, and one under the stairs in the garage. Park two vehicles in the heated attached tandem double garage and still have space for a workshop and to store sports equipment. Quiet, respectful neighbours. The house is set back from River Heights Drive and backs onto designated green space. Just a five-minute drive into town and to Spray Lakes Sports and city centre, quick access to HWY22/HWY1 for a 25-minute drive to Calgary or 35 minutes to Kananaskis and just under an hour to Banff. The daily commuter bus to downtown Calgary stops close by.