

# \$474,900 - 808, 501 River Heights Drive, Cochrane

MLS® #A2220412

**\$474,900**

3 Bedroom, 3.00 Bathroom, 1,481 sqft  
Residential on 0.05 Acres

River Heights, Cochrane, Alberta

Welcome to this stylish 3-storey townhouse in The Rise. Perfectly positioned on a corner lot and backing onto green space, this unit offers added privacy, extra windows, and an abundance of natural light.

Designed with entertaining in mind, the main floor features an open-concept layout with a central island, modern kitchen, and spacious dining and living areas. You'll also find a convenient main floor laundry room, stylish brick accent walls, and air conditioning rough-in for future comfort. Enjoy both a front-facing balcony and ground-level access to a private rear outdoor space—perfect for indoor-outdoor living.

The upper level includes 3 bedrooms and 2.5 bathrooms, making this one of the most spacious and functional units in the complex. You'll also appreciate the elevated views over the surrounding rooftops toward Cochrane.

An oversized tandem garage provides secure parking for two vehicles plus ample storage. Located just minutes from parks, schools, and walking paths, with quick access to the Jack Tennant Memorial Bridge, downtown Cochrane, the Trans-Canada Highway, and the mountains.

Don't miss your opportunity to view this exceptional home—book your showing today!



Built in 2015

## Essential Information

MLS® #	A2220412
Price	\$474,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,481
Acres	0.05
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	808, 501 River Heights Drive
Subdivision	River Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2L3

## Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Tandem
# of Garages	2

## Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None, Rough-In
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	26
Zoning	R-MD

### **Listing Details**

Listing Office	Royal LePage Benchmark
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