

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

**MLS # A2220412**



**\$474,900**

<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 (10 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>	\$ 481
<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:** N/A

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!