



## 501 River Heights Drive Cochrane Alberta

\$530,000

Welcome to refined townhome living, set within one of Cochrane's most scenic and thoughtfully planned communities! Backing onto rolling natural landscapes with elevated sightlines, this modern three-storey residence offers the rare balance of contemporary design, functional space, and everyday comfort, all just minutes from downtown Cochrane, the Bow River pathway system, and the Spray Lakes Sports Center. Spanning over 1,715 sq ft of developed living space, this home is bright, airy, and beautifully laid out across three levels, designed for both daily living and entertaining. The main floor features an open-concept design anchored by a sleek white kitchen with full-height cabinetry, stainless steel appliances, and generous quartz countertops. Clean lines, soft neutral tones, and wide-plank flooring create a calm, modern backdrop that feels effortless and inviting. The dining area is perfectly positioned between the kitchen and upper balcony, creating an easy flow for everyday meals and summer entertaining, with space for outdoor dining and BBQs. On the opposite side, the living room is set at the front of the home, offering a bright, open space framed by large windows and an additional private balcony. This separation creates distinct zones for dining and relaxing, while maintaining an airy, connected feel throughout the main level. Upstairs, the private living quarters are smartly arranged. The primary suite is bright and inviting, complete with a walk-in closet and a well-appointed ensuite featuring a glass-enclosed shower and contemporary finishes. Two additional bedrooms provide excellent versatility for family, guests, or a dedicated home office, all supported by a full four-piece bathroom. Thoughtful proportions and natural light continue throughout the upper level, creating a sense of space rarely found in townhome living. The ground floor adds valuable funct...

Primary Bedroom 12.92 Ft x 11.75 Ft

Other 8.75 Ft x 4.00 Ft

Bedroom 9.92 Ft x 9.00 Ft

Bedroom 11.08 Ft x 9.08 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

3pc Bathroom 7.83 Ft x 7.75 Ft

Furnace 13.33 Ft x 6.58 Ft

Living room 19.67 Ft x 12.50 Ft

Kitchen 16.08 Ft x 7.83 Ft

Dining room 11.67 Ft x 11.58 Ft

Laundry room 7.25 Ft x 6.08 Ft

2pc Bathroom 7.42 Ft x 2.92 Ft

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