



GRASSROOTS
REALTY GROUP

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808, 501 River Heights Drive
Cochrane, Alberta

MLS # A2318293



\$439,900

Division:	River Heights		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,481 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 503
Basement:	None	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: Dining Area Cabinets (negotiable)

Welcome to one of the largest and most desirable floorplans in The Rise, offering 1,722 square feet of living space, 3 bedrooms, 2.5 bathrooms, and a rare corner-unit location backing directly onto green space. What truly sets this home apart is its unique positioning within the complex. While you enter from the garage level like a traditional townhouse, the natural slope of the land allows direct ground-level access from the rear patio to the expansive communal green space. Unlike many units with elevated outdoor areas, this home offers a backyard-like experience that is ideal for children, pets, and everyday outdoor living. The bright and functional main level is filled with natural light thanks to the additional corner-unit windows and open views along the side of the property. The modern kitchen features a large central island and flows seamlessly into the spacious living and dining areas, highlighted by a stylish brick accent wall. A convenient main-floor laundry room, front balcony, private rear patio, and A/C rough-in add to the home's comfort and practicality. Upstairs, you'll find three well-sized bedrooms and 2.5 bathrooms, creating one of the most family-friendly layouts in the complex. The primary suite offers elevated views toward Cochrane, while the additional bedrooms provide flexibility for children, guests, or a home office. The oversized tandem garage comfortably accommodates two vehicles while still offering valuable storage space for bikes, outdoor gear, or seasonal items. Ideally located close to parks, schools, pathways, and everyday amenities, with quick access to downtown Cochrane, the Jack Tennant Memorial Bridge, Highway 1, and the mountains, this is a rare opportunity to own a bright, spacious, and highly functional corner-unit townhouse with exceptional outdoor accessibility.

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