



GRASSROOTS
REALTY GROUP

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**500, 501 River Heights Drive
Cochrane, Alberta**

MLS # A2322530



\$424,900

Division:	River Song		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,600 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped, Low Maintenance Landscape, Street Lighting, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 435
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE: SATURDAY, JULY 25 from 1:00-3:00pm. Congratulations—you're officially graduating from "renting" to "owning," which means your money is finally doing something besides paying someone else's mortgage. This conveniently located townhouse in River Song is a huge first step for your next chapter, offering a bright, welcoming home with mountain views, green space, and a lifestyle that hits the sweet spot between community and quality of life. Inside, you'll love the oversized windows that flood the home with natural light, the peaceful feel and extra privacy backing onto designated green space. There is the practicality of having two primary bedrooms—each with its own full bathroom and walk-in closet—plus bonus flex spaces that can easily double as a home office, den, guest space, movie room, or even a gym setup. The main floor features a spacious open-concept layout that's perfect for everyday living and entertaining, with upgraded stainless-steel appliances and a smooth flow from kitchen to dining and out to your own private balcony, surrounded by professionally maintained grounds and garden boxes, with a shared firepit area for those "just one more night" moments. To make life easier (and more fun), exterior maintenance like snow removal and lawn care is professionally managed, and the heated garage provides room for your vehicle plus extra storage for bikes, gear, or a small workshop. With walking paths, parks, and nature reserves nearby, you can enjoy the outdoors without giving up convenience—plus you're close to downtown Cochrane, Spray Lakes Sawmills Family Sports Centre, and major commuter routes like Highway 22 and Highway 1 for an easy commute to Calgary, Kananaskis, and

Banff. And if you prefer transit, there's also a commuter bus stop nearby, so you get small-town living with big-city amenities within reach.