

\$489,069 - 604, 525 River Heights Drive, Cochrane

MLS® #A2192806

\$489,069

3 Bedroom, 3.00 Bathroom, 1,286 sqft

Residential on 0.06 Acres

River Song, Cochrane, Alberta

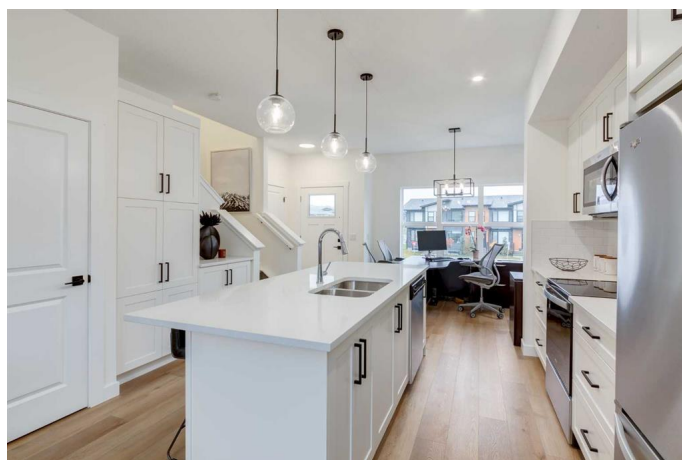
QUICK POSSESSION. MARCH MOVE-IN!

Welcome to Freestone! Expertly crafted by award winning builder Renova Homes. These brand new townhomes are ideally located at the corner of River Heights Drive & Riviera Way, close to all of Cochrane's main amenities & provides easy access to Hwy 22 & 1A for commuters. Located away from the main road, this unit offers a large fenced yard (approx 55 feet deep!) for your kids (or dogs!) to enjoy, and nearly 1300 Sq Ft of open concept living on 2 floors, with 3 bedrooms & 2 1/2 baths. There's also a full basement, which, if developed, could add another bedroom, full bath, & Rec Room, & close to 500 Sq Ft of additional living space! Upscale finishes include luxury vinyl plank flooring, quartz counter tops, etc! Freestone townhomes offer great value. Visit the sales center, open 2-8pm Mon-Wed, 12-5pm Sat/Sun & Holidays. Pictures are from the Show Home.

Built in 2025

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2192806 |
| Price | \$489,069 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,286 |



| | |
|------------|---------------|
| Acres | 0.06 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 604, 525 River Heights Drive |
| Subdivision | River Song |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C0H9 |

Amenities

| | |
|----------------|-----------------|
| Amenities | Visitor Parking |
| Parking Spaces | 2 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, Open Floorplan |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Backs on to Park/Green Space |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | February 5th, 2025 |
| Days on Market | 86 |

Zoning

R-M

Listing Details

Listing Office

Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.