

# \$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

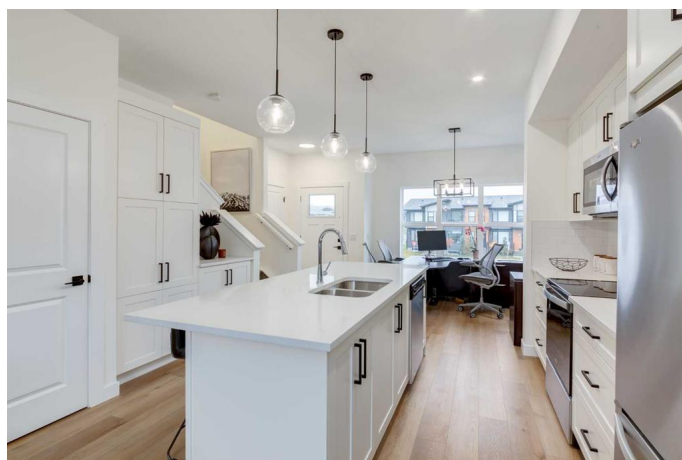
**QUICK POSSESSION. MARCH MOVE-IN!**

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 | 85                 |

Zoning

R-M

Listing Details

Listing Office

Royal LePage Benchmark

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