

# \$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

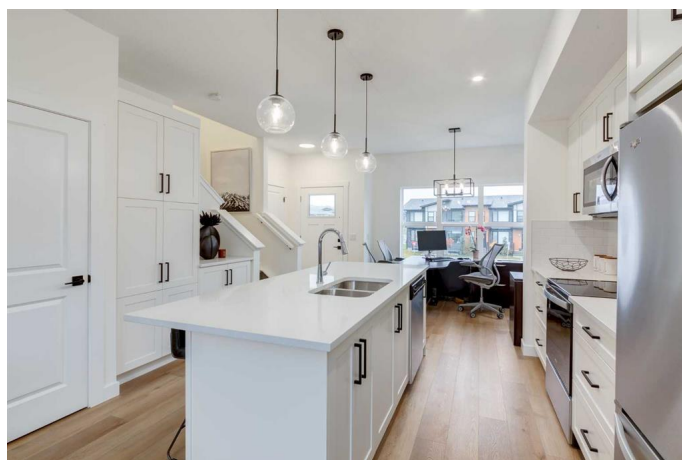
**QUICK POSSESSION. MARCH MOVE-IN!**

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	72

Zoning                      R-M

**Listing Details**

Listing Office              Royal LePage Benchmark

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