# \$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

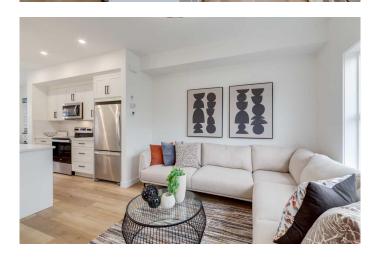
Full Baths 2

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 60

Zoning R-M

# **Listing Details**

Listing Office Royal LePage Benchmark

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