

# \$466,736 - 1305, 525 River Heights Drive, Cochrane

MLS® #A2175730

**\$466,736**

3 Bedroom, 3.00 Bathroom, 1,286 sqft  
Residential on 0.05 Acres

River Song, Cochrane, Alberta

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. Freestone offers large fenced yards for your kids (or dogs!) to enjoy, nearly 1300 Sq Ft of open concept living on 2 floors, with 3 bedrooms & 2 1/2 baths, plus an option to finish the basement, which adds 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! Off the main floor this unit will have a full width deck, 8 feet deep as well as it will have a full width concrete patio, 8 feet deep, off the lower level. 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.



**Freestone RIVERSONG**

**Layout B**

1,286 sq ft | 3 Bedrooms | 2.5 Bathrooms | 2 Parking Stalls

Built by **RENOVA**

Disclaimer: This design is published by Renova Homes & Renovations Ltd. All rights reserved including the reproduction, without our consent, of any part of the design. All information, including images are an artistic rendering only and may not be reflective of the final product. Dimensions, square footages and fixtures are approximate and may change without notice.

Built in 2025

## Essential Information

MLS® #	A2175730
Price	\$466,736
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,286
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	1305, 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, Quartz Counters
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	Sloped Down
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 27th, 2024
-------------	--------------------

Days on Market 162  
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.