\$465,000 - 109, 525 River Heights Drive, Cochrane

MLS® #A2210129

\$465,000

3 Bedroom, 3.00 Bathroom, 1,289 sqft Residential on 0.04 Acres

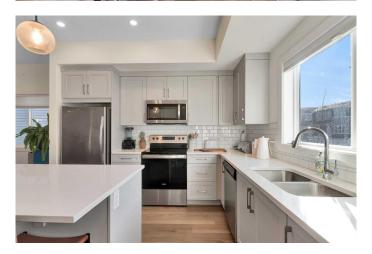
River Song, Cochrane, Alberta

END UNIT / 3 BED / 3BATH / AIR CONDITIONING / NEXT TO NEW / UPGRADED BLINDS /

Built in 2023 this townhome is move in ready, and perfect for the first time buyer or investor! Upon entry the open concept main floor boasts luxury vinyl plank flooring, a beautiful kitchen with Stainless Steel Appliances, as well as Quartz countertops, with matching modern white cabinetry and backsplash. This end unit benefits from extra light on the main floor with its south exposed extra windows and the natural light that provides. The upgraded blind package throughout the home (\$3,500) is modern and tastefully matches the fixtures and overall design! The living and dining area provide loads of space for entertaining and a handy built-in desk / nook for a home office, or as a location to monitor the youngsters and their homework. Upstairs, the master bedroom is a private retreat with a walk-in closet and a full ensuite bath. Two additional bedrooms are perfect for children or guests, and another full 4-piece bath with soaker tub. The bonus UPSTAIRS LAUNDRY adds convenience to daily life. The basement is ready for your customizationâ€"a blank canvas that could become a 4th bedroom, a rec room, or even an additional bath. Plus, the home comes equipped with AIR CONDITIONING (\$5,500) AND EFFICIENT HRV SYSTEM, ensuring comfort and energy efficiency year-round. Location is key, and this property doesn't disappoint. Close to schools, scenic







pathway networks, and the Spray Lakes
Centre, the area is a haven for outdoor
enthusiasts and families alike. Don't miss
outâ€"book your showing today and save the
GST!

Built in 2023

Essential Information

MLS® # A2210129 Price \$465,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,289 Acres 0.04 Year Built 2023

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 109, 525 River Heights Drive

Subdivision River Song
City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C3E3

Amenities

Amenities Parking, Snow Removal, Trash, Visitor Parking

Parking Spaces 2

Parking Additional Parking, Stall

Interior

Interior Features Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home,

Open Floorplan, Quartz Counters, Vinyl Windows

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Microwave,

Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating Forced Air
Cooling Central Air

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Entrance

Lot Description Landscaped, Lawn, Level, Street Lighting

Roof Asphalt Shingle

Construction Composite Siding, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 9th, 2025

Days on Market 17

Zoning (R-MD)

Listing Details

Listing Office 2% Realty

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