

\$463,700 - 804, 525 River Heights Drive, Cochrane

MLS® #A2268492

\$463,700

3 Bedroom, 3.00 Bathroom, 1,282 sqft

Residential on 0.01 Acres

River Heights, Cochrane, Alberta

MOVE IN READY FOR DECEMBER 2025!

Welcome to the newly built #804, 525 River Heights Drive. This townhome features a **HUGE SOUTH-FACING FENCED BACKYARD** that offers the feel of a single-family yard. Inside, the main floor is bright and open, with a modern layout designed for both style and function. This unit backs onto a **WALKING PATH AND GREENSPACE!** At the heart of the home is a **SLEEK CONTEMPORARY KITCHEN** with **QUARTZ COUNTERTOPS, MATTE BLACK HARDWARE, WHIRLPOOL STAINLESS STEEL APPLIANCES, SOFT-CLOSE CABINETRY,** and a **CENTRAL ISLAND WITH SEATING**, ideal for casual dining or entertaining. The kitchen flows seamlessly into the dining and living areas, where **LARGE WINDOWS** and **LUXURY FLOORING** create a welcoming atmosphere. A powder room and a **DEDICATED MUDROOM** off the back entrance add practicality to everyday living. Upstairs, the primary bedroom includes a **WALK-IN CLOSET** and a **PRIVATE THREE-PIECE ENSUITE**. Two additional bedrooms provide versatile space for children, guests, or a home office. A four-piece bathroom and a **CENTRALLY LOCATED LAUNDRY** area complete the upper floor with added convenience. The unfinished basement offers potential for future development, extra storage, or a layout tailored to your needs. Energy-efficient features such as **DUAL-PANE** windows, a **HIGH-EFFECIENCY HVAC**



system, and an HRV unit support year-round comfort. Outdoors, you can relax in your FULLY FENCED BACKYARD with a REAR PATIO or enjoy a quiet morning on the COVERED FRONT PORCH. Two parking stalls are INCLUDED, and with LANCSDCAPING and SNOW REMOVAL taken care of, this property is truly low maintenance. Situated in the well-established community of RIVERSONG, you are close to schools, parks, walking paths, CO-OP and the Spray Lake Sawmills Family Sports Centre. Quick access to Highway 1 and 22 makes both Calgary and the mountains easy to reach. With quality finishes, a thoughtful design, and a vibrant neighborhood, this home offers comfort and convenience in equal measure. Please note that photos are taken from the showhome and may not reflect this property, as it is still under construction. CONTACT TO VIEW THE FREESTONE SHOWHOME at 525 RIVER HEIGHTS DRIVE “ OPEN WEEKENDS 12 “ 5pm!

Built in 2025

Essential Information

MLS® #	A2268492
Price	\$463,700
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,282
Acres	0.01
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	804, 525 River Heights Drive
Subdivision	River Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3E3

Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Stall

Interior

Interior Features	Kitchen Island, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Other
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 3rd, 2025
Days on Market	5
Zoning	R-MD

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.