

# \$457,500 - 1507, 525 River Heights Drive, Cochrane

MLS® #A2268496

**\$457,500**

3 Bedroom, 3.00 Bathroom, 1,287 sqft

Residential on 0.01 Acres

River Song, Cochrane, Alberta

WALKOUT UNIT with BRIGHT SPRAWLING EAST VIEWS! NEW HOME WARRANTY INCLUDED and could offer a GST REBATE FOR QUALIFIED BUYERS. This walkout townhome unit offers BRIGHT SPRAWLING EAST VIEWS right from your FULL WIDTH back deck. Step inside to a bright, airy main floor featuring a MODERN OPEN-CONCEPT LAYOUT that is both stylish and functional. 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 VINYL PLANK FLOORING create a bright and inviting atmosphere. A POWDER ROOM and a DEDICATED MUDROOM off the back entrance provide added convenience and organization for daily living. Upstairs, the SPACIOUS PRIMARY BEDROOM includes a WALK-IN CLOSET and a PRIVATE 3-PIECE ENSUITE. Two additional bedrooms offer flexible space for children, guests, or a home office. A FULL 4-PIECE BATHROOM and a CENTRALLY LOCATED LAUNDRY area make busy routines easier and more efficient. The unfinished basement provides exciting potential for future development, additional storage, or a customized space that fits your



lifestyle. Designed with comfort and sustainability in mind, the home includes DUAL-PANE WINDOWS, a HIGH-EFFICIENCY HVAC SYSTEM, and an HRV UNIT for consistent comfort and performance year-round. Outside, you can relax on your FULL WIDTH DECK, LOWER LEVEL POURED PATIO or enjoy a quiet morning on the COVERED FRONT PORCH. This unit also comes with a FENCED BACKYARD, perfect for kids, pets, or both! Two ASSIGNED PARKING STALLS add convenience, and with LANDSCAPING AND SNOW REMOVAL INCLUDED, this property offers truly LOW-MAINTENANCE LIVING. Located in the well-established community of RIVERSONG, you are just minutes from SCHOOLS, SCENIC WALKING PATHS, PARKS, CO-OP and the SPRAY LAKE SAWMILLS FAMILY SPORTS CENTRE. Quick access to Highway 1 and 22 makes it easy to reach CALGARY or escape to the MOUNTAINS for a weekend getaway. With QUALITY FINISHES, a SMART LAYOUT, and a VIBRANT NEIGHBORHOOD, this home is designed for modern, comfortable living. The FREESTONE SHOWHOME AT 525 RIVER HEIGHTS DRIVE is open on WEEKENDS from 12 – 5pm! Photos are taken from the Showhome and do not reflect the property as this home is still under construction\* WANT TO SEE THIS LAYOUT IN PERSON - HEAD TO THE SHOWOME 525 River Heights Drive TO TOUR THE SHOWHOME DESIGN.

Built in 2025

**Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | A2268496  |
| Price     | \$457,500 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |

|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,287         |
| Acres          | 0.01          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 1507, 525 River Heights Drive |
| Subdivision | River Song                    |
| City        | Cochrane                      |
| County      | Rocky View County             |
| Province    | Alberta                       |
| Postal Code | T4C 3E4                       |

### Amenities

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

### Interior

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

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Private Entrance                           |
| Lot Description   | Street Lighting                            |
| Roof              | Asphalt Shingle                            |
| Construction      | Composite Siding, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                            |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 5th, 2025 |
| Days on Market | 14                 |
| Zoning         | R-MD               |

**Listing Details**

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

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