

# \$429,900 - 709, 525 River Heights Drive, Cochrane

MLS® #A2256274

**\$429,900**

3 Bedroom, 3.00 Bathroom, 1,289 sqft

Residential on 0.05 Acres

River Song, Cochrane, Alberta

Step into this fully upgraded, move-in ready townhome in Cochrane's sought-after community of Riversong! Bright, functional living spaces and thoughtful design make this the perfect place to call home. The open-concept main floor offers a welcoming living room, a dedicated dining area, and a spacious kitchen where style meets practicality. The kitchen is a chef's dream, complete with a full appliance package, loads of cupboard space, and a large island that doubles as prep space and casual dining. Upgrades like vinyl plank flooring and premium quartz countertops add style and durability throughout. Upstairs, the primary suite is a serene retreat with a walk-in closet and a private four-piece ensuite. Two additional bedrooms share another full bathroom, each with excellent closet space. Convenience continues with an upper-level laundry room with a stacked washer and dryer, and central air conditioning keeps the home comfortable year-round. The undeveloped basement is a blank canvas, plumbing is roughed in and ready for your personal touch, add bedrooms, a rec room, home gym, or office. Two designated parking stalls are included, a rare find! Explore the nearby 100-acre nature reserve with scenic pathways, enjoy proximity to Bow Valley High School and Fireside School, and stay active at Spray Lake Sawmill Family Sports Centre. Downtown Cochrane's shops and restaurants are minutes away, and Highway 1A offers quick



access to Calgary and the mountains. Turnkey living with all the extras in the heart of Cochrane!

Built in 2023

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2256274      |
| Price          | \$429,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,289         |
| Acres          | 0.05          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 709, 525 River Heights Drive |
| Subdivision | River Song                   |
| City        | Cochrane                     |
| County      | Rocky View County            |
| Province    | Alberta                      |
| Postal Code | T4C 3E3                      |

**Amenities**

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

**Interior**

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)                             |
| Appliances        | Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Built-In Electric Range, Washer/Dryer Stacked |

|              |                         |
|--------------|-------------------------|
| Heating      | Forced Air, Natural Gas |
| Cooling      | Central Air             |
| Has Basement | Yes                     |
| Basement     | Full, Unfinished        |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | None                                |
| Lot Description   | Lawn, Low Maintenance Landscape     |
| Roof              | Asphalt Shingle                     |
| Construction      | Composite Siding, Stone, Wood Frame |
| Foundation        | Poured Concrete                     |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 37                   |
| Zoning         | R-MD                 |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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