

# \$494,900 - 905, 525 River Heights Drive, Cochrane

MLS® #A2179561

**\$494,900**

3 Bedroom, 3.00 Bathroom, 1,275 sqft  
Residential on 0.04 Acres

River Song, Cochrane, Alberta

STUNNING NEW BUILD in River Song- This gorgeous townhouse is move- in ready!! Nestled in a prime location and surrounded by the beauty of Cochrane's rolling hills, this beautifully designed home features all the must-have finishes, including sleek white cabinets, a large island, stainless steel appliances, elegant white quartz countertops and trendy lighting! The main floor boasts stunning natural coloured vinyl plank flooring and a separate coffee bar with additional cabinets and pantry space, the perfect way to begin your day! The open-concept layout creates a seamless flow between the living room, kitchen, and dining area, making it ideal for gatherings and entertaining. Upstairs, you'll find a spacious primary bedroom complete with a walk-in closet and a convenient ensuite 4-piece bathroom. Two additional well-sized bedrooms provide privacy for family members, guests, or can serve as a home office. Finishing off this space is your upper floor bathroom and an upstairs laundry room, making daily chores a breeze! The lower level is unfinished, offering endless possibilities for custom development and your personal touch. Enjoy the comfort of the upgraded central air conditioning- perfect way to keep cool on those hot summer nights! This unit includes two parking stalls right outside your back door, for your ease and convenience. Embrace this location and take a short walk down to the beautiful Bow River, perfect for all your outdoor adventures! River



Song offers easy access to Highway 22â€”the gateway to the Rocky Mountainsâ€”and is just 35 minutes from downtown Calgary. With amenities nearby, Bow Valley High School, kilometers of pathways, parks, and the Spray Lakes Recreation Center just up the road, this community has something for everyone. Complete with a New Home Warranty, this townhouse is the entire package- Donâ€™t miss your chance to make it yoursâ€”WELCOME HOME!

Built in 2024

### Essential Information

MLS® #	A2179561
Price	\$494,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,275
Acres	0.04
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	905, 525 River Heights Drive
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3E3

### Amenities

Amenities	Visitor Parking
Parking Spaces	2

Parking Additional Parking, Owned, Rear Drive, Side By Side, Stall

## Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Electric Range, Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked

Heating Forced Air

Cooling Central Air

Has Basement Yes

Basement Full, Unfinished

## Exterior

Exterior Features Lighting

Lot Description Back Lane, Fruit Trees/Shrub(s), Few Trees, Lawn, Low Maintenance Landscape, Landscaped, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed November 16th, 2024

Days on Market 116

Zoning R-MD

## Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.