

804, 525 River Heights Drive  
Cochrane, Alberta

MLS # A2268492



**\$453,500**

<b>Division:</b>	River Heights		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,287 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 287
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

\*MEASUREMENTS are pulled from similar unit\* 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-EFFICIENCY 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 **LANDSCAPING** 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 &ndash; OPEN WEEKENDS 12 &ndash; 5pm!