

\$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	2
Zoning	R-MD

Listing Details

Listing Office	eXp Realty
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