



THE
A-TEAM

**RE/MAX
FIRST**

525 RIVER HEIGHTS Drive #1004, Cochrane T4C0H9

MLS® #: **A2124573**

Area: **River Song**

Listing Date: **04/19/24**

List Price: **\$451,658**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Cochrane

Year Built:

2025

Lot Information

Lot Sz Ar:

1,729 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,286

Low Sqft:

Ttl Sqft:

1,286

DOM

30

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding, Wood Frame

Flooring:

Carpet, Tile, Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked

Int Feat:

Kitchen Island, Open Floorplan

Utilities:

Room Information

Room

3pc Ensuite bath

2pc Bathroom

Bedroom

Level

Second

Main

Second

Dimensions

7'0" x 5'0"

5'0" x 5'0"

9'4" x 10'8"

Room

3pc Bathroom

Bedroom - Primary

Bedroom

Level

Second

Second

Second

Dimensions

7'0" x 5'0"

10'8" x 11'4"

9'4" x 9'8"

Legal/Tax/Financial

Condo Fee:

\$287

Title:

Fee Simple

Zoning:

R-M

Legal Desc:

1812193

Fee Freq:
Monthly

Remarks

Pub Rmks:

Welcome to Freestone! Expertly crafted by award winning builder Renova Homes, These brand new townhomes are ideally located at the corner of River Heights Drive & Riviera Way, close to all of Cochrane's main amenities & provides easy access to Hwy 22 & 1A for commuters. Freestone offers large fenced yards for your kids (or dogs!) to enjoy, nearly 1300 Sq Ft of open concept living on 2 floors, with 3 bedrooms & 2 1/2 baths, plus an option to finish the basement, which adds another bedroom, full bath, & Rec Room, & close to 500 Sq Ft of additional living space! Upscale finishes include luxury vinyl plank flooring, quartz counter tops, etc! Freestone townhomes offer great value starting at only \$430,150 + GST! Visit the sales center, open 2-8pm Mon-Wed, 12-5pm Sat/Sun & Holidays. Pictures are from the Show Home.

Inclusions:

N/A

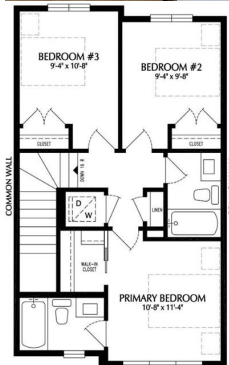
Property Listed By:

Royal LePage Benchmark

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



MAIN FLOOR: 624 SQ. FT.



UPPER FLOOR: 662 SQ. FT.





