

**525 RIVER HEIGHTS Drive #1206, Cochrane T4C0H9**

MLS® #: **A2159955** Area: **River Song** Listing Date: **08/22/24** List Price: **\$482,816**  
 Status: **Active** County: **Rocky View County** Change: **+\$11k, 13-Oct** 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

**153**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Yard,Backs on to Park/Green Space**  
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**  
 Sewer: Ext Feat: **Private Yard** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
 Int Feat: **Kitchen Island,Open Floorplan,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>7`0" x 5`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 10`8"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>10`8" x 11`4"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 5`0"</b>
<b>3pc Bathroom</b>	<b>Upper</b>	<b>7`0" x 5`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 9`8"</b>

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. 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**





