



THE
A-TEAM

**RE/MAX
FIRST**

525 RIVER HEIGHTS Drive #1305, Cochrane T4C0H9

MLS®#: **A2175730** Area: **River Song** Listing Date: **10/27/24** List Price: **\$462,053**
 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: **2,047 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,286**
 Low Sqft:
 Ttl Sqft: **1,286**

DOM

26
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Sloped Down**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Yard** 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
3pc Ensuite bath	Upper	7' 0" x 5' 0"	Bedroom - Primary	Upper	10' 8" x 11' 4"
3pc Bathroom	Upper	7' 0" x 5' 0"	Bedroom	Upper	9' 4" x 10' 8"
2pc Bathroom	Main	5' 0" x 5' 0"	Bedroom	Upper	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! Off the main floor this unit will have a full width deck, 8 feet deep as well as it will have a full width concrete patio, 8 feet deep, off the lower level. 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



Basement Development *Optional



Walk Out Rear Elevation



