

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

DOM

**67**  
Layout  
 Beds: **3 (3)**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**  
Parking  
 Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Vinyl Plank**  
 Sewer: **Private Yard** 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





