

\$449,900 - 709, 525 River Heights Drive, Cochrane

MLS® #A2256274

\$449,900

3 Bedroom, 3.00 Bathroom, 1,289 sqft

Residential on 0.05 Acres

River Song, Cochrane, Alberta

Step into this fully upgraded, move-in ready townhome in Cochrane's sought-after community of Riversong! Bright, functional living spaces and thoughtful design make this the perfect place to call home. The open-concept main floor offers a welcoming living room, a dedicated dining area, and a spacious kitchen where style meets practicality. The kitchen is a chef's dream, complete with a full appliance package, loads of cupboard space, and a large island that doubles as prep space and casual dining. Upgrades like vinyl plank flooring and premium quartz countertops add style and durability throughout. Upstairs, the primary suite is a serene retreat with a walk-in closet and a private four-piece ensuite. Two additional bedrooms share another full bathroom, each with excellent closet space. Convenience continues with an upper-level laundry room with a stacked washer and dryer, and central air conditioning keeps the home comfortable year-round. The undeveloped basement is a blank canvas, plumbing is roughed in and ready for your personal touch, add bedrooms, a rec room, home gym, or office. Two designated parking stalls are included, a rare find! Explore the nearby 100-acre nature reserve with scenic pathways, enjoy proximity to Bow Valley High School and Fireside School, and stay active at Spray Lake Sawmill Family Sports Centre. Downtown Cochrane's shops and restaurants are minutes away, and Highway 1A offers quick



access to Calgary and the mountains. Turnkey living with all the extras in the heart of Cochrane!

Built in 2023

Essential Information

MLS® #	A2256274
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,289
Acres	0.05
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	709, 525 River Heights Drive
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3E3

Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Assigned, Stall

Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Built-In Electric Range

Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	1
Zoning	R-MD

Listing Details

Listing Office	RE/MAX House of Real Estate
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