

\$460,000 - 109, 525 River Heights Drive, Cochrane

MLS® #A2210129

\$460,000

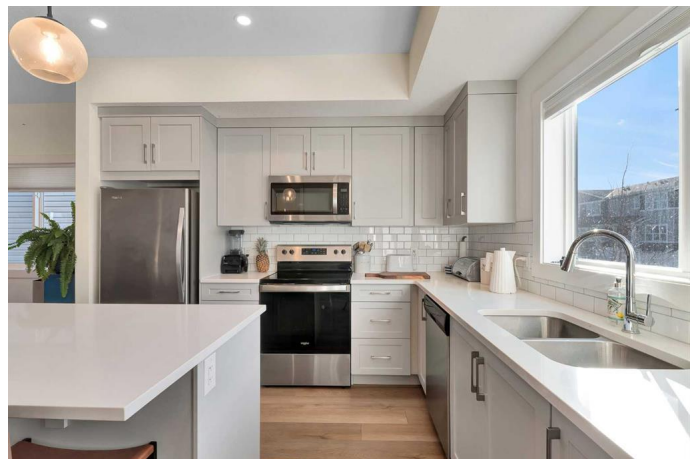
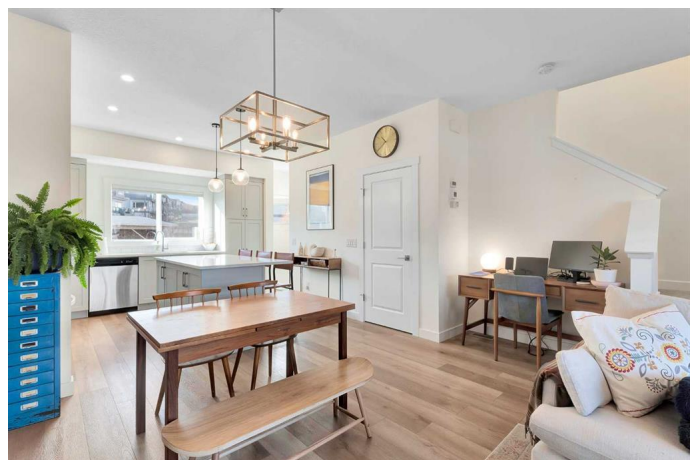
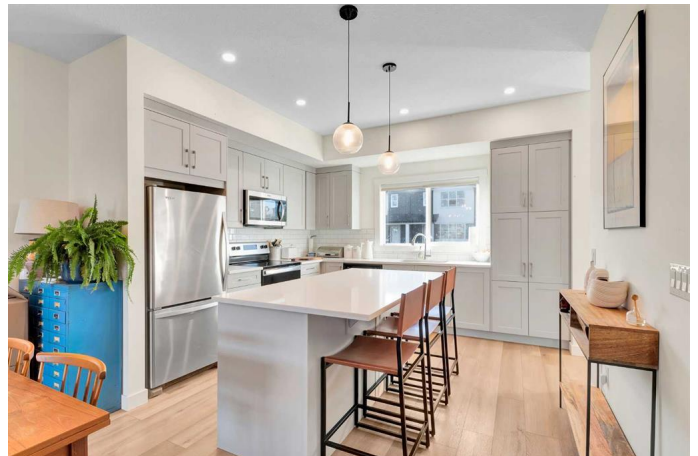
3 Bedroom, 3.00 Bathroom, 1,289 sqft

Residential on 0.04 Acres

River Song, Cochrane, Alberta

END UNIT / 3 BED / 3BATH / AIR
CONDITIONING / NEXT TO NEW /
UPGRADED BLINDS /

Built in 2023 this townhome is move in ready, and perfect for the first time buyer or investor! Upon entry the open concept main floor boasts luxury vinyl plank flooring, a beautiful kitchen with Stainless Steel Appliances, as well as Quartz countertops, with matching modern white cabinetry and backsplash. This end unit benefits from extra light on the main floor with its south exposed extra windows and the natural light that provides. The upgraded blind package throughout the home (\$3,500) is modern and tastefully matches the fixtures and overall design! The living and dining area provide loads of space for entertaining and a handy built-in desk / nook for a home office, or as a location to monitor the youngsters and their homework. Upstairs, the master bedroom is a private retreat with a walk-in closet and a full ensuite bath. Two additional bedrooms are perfect for children or guests, and another full 4-piece bath with soaker tub. The bonus UPSTAIRS LAUNDRY adds convenience to daily life. The basement is ready for your customization—a blank canvas that could become a 4th bedroom, a rec room, or even an additional bath. Plus, the home comes equipped with AIR CONDITIONING (\$5,500) AND EFFICIENT HRV SYSTEM, ensuring comfort and energy efficiency year-round. Location is key, and this property doesn't disappoint. Close to schools, scenic



pathway networks, and the Spray Lakes Centre, the area is a haven for outdoor enthusiasts and families alike. Don't miss out"book your showing today and save the GST!

Built in 2023

Essential Information

MLS® #	A2210129
Price	\$460,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,289
Acres	0.04
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	109, 525 River Heights Drive
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C3E3

Amenities

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

Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Breakfast Bar
-------------------	---

Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance
Lot Description	Landscaped, Lawn, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 9th, 2025
Days on Market	23
Zoning	(R-MD)

Listing Details

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.