

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

MLS® #A2210129

**\$460,000**

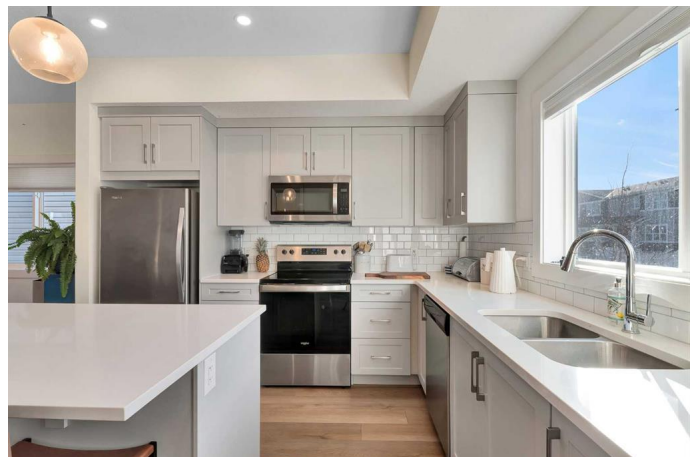
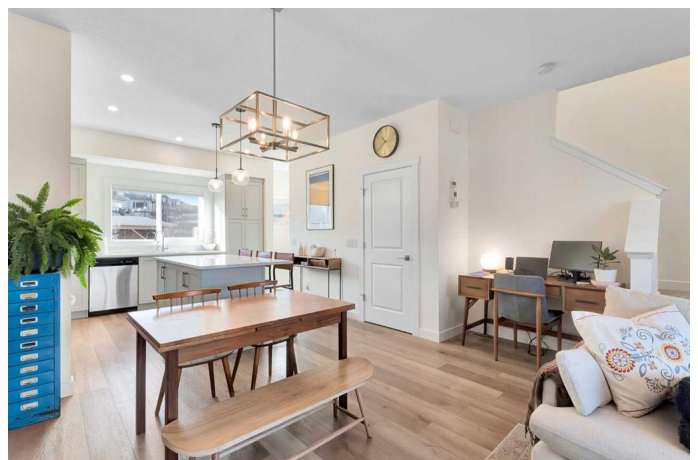
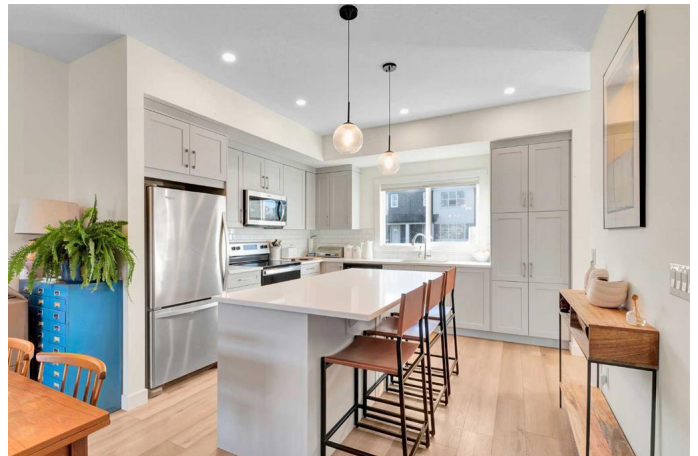
3 Bedroom, 3.00 Bathroom, 1,289 sqft

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 | 21              |
| Zoning         | (R-MD)          |

## Listing Details

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

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