

**1305, 525 River Heights Drive  
Cochrane, Alberta**

**MLS # A2175730**



**\$462,053**

<b>Division:</b>	River Song		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,286 sq.ft.	<b>Age:</b>	2025 (-1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Sloped Down		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Ceramic Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 287

**Basement:** Full, Unfinished

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** R-M

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island, Open Floorplan, Quartz Counters

**Inclusions:** N/A

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.