

# \$429,900 - 709, 525 River Heights Drive, Cochrane

MLS® #A2256274

**\$429,900**

3 Bedroom, 3.00 Bathroom, 1,289 sqft

Single Family 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! (id:6289)

Built in 2023

**Essential Information**

Listing #	A2256274
Price	\$429,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,289
Acres	0.05
Year Built	2023
Type	Single Family
Sub-Type	Bare Land Condo

**Community Information**

Address	709, 525 River Heights Drive
Subdivision	River Song
City	Cochrane
Province	Alberta
Postal Code	T4C3E3

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	No Animal Home, No Smoking Home, Parking
Parking Spaces	2

**Interior**

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave, Oven - Built-In, Hood Fan, Washer/Dryer Stack-Up
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

**Exterior**

Exterior	Composite Siding, Stone
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Exterior Features	Lawn
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

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