

1206, 525 River Heights Drive  
Cochrane, Alberta

MLS # A2159955

## \$472,316



|                  |                                         |               |                   |
|------------------|-----------------------------------------|---------------|-------------------|
| <b>Division:</b> | River Song                              |               |                   |
| <b>Type:</b>     | Residential/Four Plex                   |               |                   |
| <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> | 0.04 Acre                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space |               |                   |

|                    |                                                 |                   |        |
|--------------------|-------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                      | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                       | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                 | <b>Condo Fee:</b> | \$ 287 |
| <b>Basement:</b>   | Full, Unfinished                                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                        | <b>Zoning:</b>    | R-M    |
| <b>Foundation:</b> | Poured Concrete                                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | 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! 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.