$439,690 - 1604, 525 River Heights Drive, Cochrane

MLS® #A2255273

$439,690
3 Bedroom, 3.00 Bathroom, 1,287 sqft
Residential on 0.01 Acres

River Heights, Cochrane, Alberta

VISIT THE RENOVA SHOWHOME 525 River Heights Drive TO TOUR THE DESIGN Welcome to the newly built #1604, 525 River Heights Drive. This townhome features a west-facing backyard that offers the feel of a single-family yard while still providing the convenience of lawn maintenance and upkeep through condo living.

Inside, the main floor is bright and open, with a modern layout designed for both style and function. The contemporary kitchen is equipped with quartz countertops, matte black hardware, Whirlpool stainless steel appliances, soft-close cabinetry, and a central island with seatingâ€”ideal for casual meals or entertaining. The kitchen flows seamlessly into the dining and living areas, where large windows and luxury flooring create a welcoming atmosphere. A powder room and a dedicated mudroom off the back entrance add practicality to everyday living.

Upstairs, the primary bedroom includes a walk-in closet and a private three-piece ensuite with a walk in shower. Two additional bedrooms provide versatile space for children, guests, or a home office. A four-piece bathroom and a centrally located laundry area complete the upper floor with added convenience.

The unfinished basement offers potential for future development, extra storage, or a layout

tailored to your needs. Energy-efficient features such as triple-pane windows, a high-efficiency HVAC system, and an HRV unit support year-round comfort.

Outdoors, you can relax on your private rear patio or enjoy a quiet morning on the covered front porch. Two parking stalls are included, and with landscaping and snow removal taken care of, this property is truly low maintenance.

Situated in the well-established community of Riversong, you are close to schools, parks, walking paths, and the Spray Lake Sawmills Family Sports Centre. Quick access to Highway 22 makes both Calgary and the mountains easy to reach. With quality finishes, a thoughtful design, and a vibrant neighborhood, this home offers comfort and convenience in equal measure.

To experience this layout in person, visit the showhome at 525 River Heights Drive for a tour of the design. Please note that photos are taken from the showhome and may not reflect this property, as it is still under construction.

Built in 2025

Essential Information

MLS® #	A2255273
Price	$439,690
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,287
Acres	0.01
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse

Style	2 Storey
Status	Active

Community Information

Address	1604, 525 River Heights Drive
Subdivision	River Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3E3

Amenities

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

Interior

Interior Features	Kitchen Island, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Other
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 10th, 2025
Days on Market	8
Zoning	TBD

Listing Details

Listing Office	eXp Realty

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