



GRASSROOTS
REALTY GROUP

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905, 525 River Heights Drive
Cochrane, Alberta

MLS # A2298206



\$439,900

Division:	River Song		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,275 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Owned, Rear Drive, Side By Side, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Few Trees, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Low F		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 269
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this STUNNING, like-new townhome nestled in the sought-after community of River Song! Surrounded by Cochrane's scenic rolling hills and natural beauty, this thoughtfully designed and impeccably maintained, this home offers the perfect blend of style, comfort, and functionality. The main floor showcases a bright and modern aesthetic, featuring sleek white cabinetry, elegant quartz countertops, stainless steel appliances, and stylish lighting. A large central island anchors the space, while the added coffee bar with extra cabinetry and pantry storage creates a perfect spot to start your mornings. Warm, natural-toned vinyl plank flooring flows throughout, enhancing the open-concept layout that seamlessly connects the kitchen, dining, and living areas—ideal for both everyday living and entertaining. Upstairs, the spacious primary retreat offers a walk-in closet and a well-appointed 4-piece ensuite. Two additional bedrooms provide flexibility for family, guests, or a home office, complemented by a full main bathroom and the convenience of upper-level laundry. The unfinished lower level presents a fantastic opportunity to customize the space to suit your needs. Additional features include central air conditioning for year-round comfort and two parking stalls conveniently located just outside your back entrance. Enjoy the lifestyle this location offers with easy access to the Bow River, nearby pathways, parks, and endless outdoor recreation. River Song is ideally situated with quick access to Highway 22, making mountain getaways effortless, and is just a short drive to Calgary. With schools, amenities, and the Spray Lakes Recreation Centre nearby, everything you need is within reach. Complete with a New Home Warranty, this exceptional home is truly move-in ready. Welcome home!

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