



## 525 River Heights Drive Cochrane Alberta

\$470,000

This beautifully maintained townhome at #109, 525 River Heights Drive is the perfect blend of modern design and practical functionality--no need to wait for new construction when this nearly-new property is available now, saving you the GST! This END UNIT townhome offers 2 PRIVATE PARKING STALLS, 3 BEDROOMS, and 3 BATHROOMS. The south-facing corner exposure means extra windows, flooding the living spaces with natural light all year long. Inside, the OPEN-CONCEPT MAINFLOOR features LUXURY VINYL FLOORING and upgraded fixtures, with a sleek white kitchen complete with QUARTZ COUNTERTOPS and a central kitchen island, ideal for busy mornings or hosting friends and family. The spacious living and dining areas are perfect for unwinding after a long day, further enhanced by the EXTRA WINDOWS that truly make the space feel open and airy. Upstairs, the master bedroom offers a private retreat with a walk-in closet and a full ensuite bath. Two additional bedrooms are perfect for children or guests, and the full 4-piece bath with a soaker tub is the perfect place to relax. UPSTAIRS LAUNDRY adds convenience to daily life. The basement is ready for your customization--a blank canvas that could become a 4th bedroom, a rec room, or even an additional bath. Plus, the home comes equipped with AIR CONDITIONING AND EFFICIENT HRV SYSTEM, ensuring comfort and energy efficiency year-round. Location is key, and this property doesn't disappoint. Close to schools, scenic pathway networks, and the Spray Lakes Centre, the area is a haven for outdoor enthusiasts and families alike. Don't miss out--book your showing today and make this stunning townhome yours! (id:6769)

Living room 11.92 Ft x 11.33 Ft

Kitchen 12.83 Ft x 9.17 Ft

Dining room 7.42 Ft x 9.92 Ft

2pc Bathroom 5.42 Ft x 5.00 Ft

Other 5.33 Ft x 5.17 Ft

Bedroom 11.25 Ft x 11.58 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Other 5.67 Ft x 4.17 Ft

Bedroom 9.58 Ft x 9.25 Ft

Bedroom 10.58 Ft x 9.17 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Laundry room 3.67 Ft x 3.33 Ft

Listing Presented By:



Originally Listed by:  
2% Realty

<http://www.yournexthomeyc.com/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca