



525 River Heights Drive Cochrane Alberta

\$459,500

Welcome to the NEWLY BUILT #1206, 525 RIVER HEIGHTS DRIVE, a beautiful townhome that includes a NEW HOME WARRANTY and could offer a GST REBATE FOR QUALIFIED BUYERS. Enjoy a LARGE FENCED BACKYARD backing WEST that provides the feel of a single-family home. Step inside to a bright, airy main floor featuring a MODERN OPEN-CONCEPT LAYOUT that is both stylish and functional. At the heart of the home is a SLEEK CONTEMPORARY KITCHEN with QUARTZ COUNTERTOPS, MATTE BLACK HARDWARE, WHIRLPOOL STAINLESS STEEL APPLIANCES, SOFT-CLOSE CABINETS, and a CENTRAL ISLAND WITH SEATING, ideal for casual dining or entertaining. The kitchen flows seamlessly into the dining and living areas, where LARGE WINDOWS and LUXURY VINYL PLANK FLOORING create a bright and inviting atmosphere. A POWDER ROOM and a DEDICATED MUDROOM off the back entrance provide added convenience and organization for daily living. Upstairs, the SPACIOUS PRIMARY BEDROOM includes a WALK-IN CLOSET and a PRIVATE 3-PIECE ENSUITE. Two additional bedrooms offer flexible space for children, guests, or a home office. A FULL 4-PIECE BATHROOM and a CENTRALLY LOCATED LAUNDRY AREA make busy routines easier and more efficient. The UNFINISHED BASEMENT provides exciting potential for future development, additional storage, or a customized space that fits your lifestyle. Designed with comfort and sustainability in mind, the home includes DUAL-PANE WINDOWS, a HIGH-EFFICIENCY HVAC SYSTEM, and an HRV UNIT for consistent comfort and performance year-round. Outside, you can relax on your PRIVATE REAR PATIO or enjoy a quiet morning on the COVERED FRONT PORCH. Two ASSIGNED PARKING STALLS add convenience, and with LANDSCAPING AND SNOW REMOVAL INCLUDED, this property offers truly LOW-MAINTENANCE LIVING. Located in the well-established community of RIVERSONG, you are just minutes from SCHOOLS, SCENIC WALKING PATHS, PARKS, CO-OP and the SPRAY LAK...

2pc Bathroom 5.50 Ft x 5.17 Ft
 Dining room 12.92 Ft x 11.17 Ft
 Kitchen 14.67 Ft x 11.08 Ft
 Living room 16.08 Ft x 8.67 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft
 Bedroom 9.25 Ft x 12.00 Ft
 Bedroom 9.25 Ft x 13.00 Ft
 Primary Bedroom 10.67 Ft x 12.25 Ft

Listing Presented By:



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