

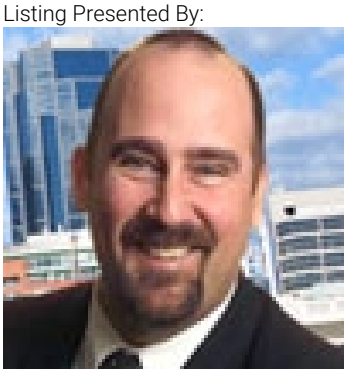
525 River Heights Drive Cochrane Alberta

$399,900

Welcome to the newly built #804, 525 River Heights Drive. This townhome features a HUGE SOUTH-FACING FENCED BACKYARD that offers the feel of a single-family yard. Inside, the main floor is bright and open, with a modern layout designed for both style and function. This unit backs onto a WALKING PATH AND GREENSPACE! At the heart of the home is a SLEEK CONTEMPORARY KITCHEN with QUARTZ COUNTERTOPS, MATTE BLACK HARDWARE, WHIRLPOOL STAINLESS STEEL APPLIANCES, SOFT-CLOSE CABINETRY, 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 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. 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 DUAL-PANE windows, a HIGH-EFFICIENCY HVAC system, and an HRV unit support year-round comfort. Outdoors, you can relax in your FULLY FENCED BACKYARD with a REAR PATIO or enjoy a quiet morning on the COVERED FRONT PORCH. 2 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, CO-OP and the Spray Lake Sawmills Family Sports Centre. Quick access to Highway 1 and 22 makes both Calgary and the mountains easy to reach. With quality finishes, a thoughtful design, and a vibrant neighbourhood, this home ...

2pc Bathroom 5.50 Ft x 5.17 Ft
Dining room 10.33 Ft x 8.67 Ft
Kitchen 14.50 Ft x 11.33 Ft
Living room 12.92 Ft x 11.00 Ft
4pc Bathroom 5.00 Ft x 8.08 Ft
5pc Bathroom 7.92 Ft x 5.00 Ft
Bedroom 9.25 Ft x 12.00 Ft
Bedroom 9.25 Ft x 13.00 Ft
Primary Bedroom 10.58 Ft x 12.25 Ft

Listing Presented By:



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