



525 River Heights Drive Cochrane Alberta

\$447,000

WALKOUT UNIT with BRIGHT SPRAWLING EAST VIEWS! NEW HOME WARRANTY INCLUDED and could offer a GST REBATE FOR QUALIFIED BUYERS. This walkout townhome unit offers BRIGHT SPRAWLING EAST VIEWS right from your FULL WIDTH back deck. 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 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 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 FULL WIDTH DECK, LOWER LEVEL Poured PATIO or enjoy a quiet morning on the COVERED FRONT PORCH. This unit also comes with a FENCED BACKYARD, perfect for kids, pets, or both! 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 minu...

Kitchen 13.00 Ft x 11.33 Ft
 Dining room 10.50 Ft x 8.67 Ft
 Great room 13.00 Ft x 11.00 Ft
 2pc Bathroom 5.50 Ft x 5.17 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft
 Bedroom 9.33 Ft x 9.67 Ft
 Bedroom 9.33 Ft x 10.67 Ft
 4pc Bathroom 5.00 Ft x 8.00 Ft

Listing Presented By:



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eXp Realty

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RE/MAX Realty Professionals

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Primary Bedroom 10.67 Ft x 11.33 Ft

Laundry room 3.67 Ft x 3.33 Ft

Other 4.17 Ft x 5.83 Ft