

**109, 525 River Heights Drive
Cochrane, Alberta**

MLS # A2178181



\$470,000

Division:	River Song		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,289 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Lawn, Landscaped, Level, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 271
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	(R-MD)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: none

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!