



GRASSROOTS
REALTY GROUP

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**709, 525 River Heights Drive
Cochrane, Alberta**

MLS # A2256274



\$449,900

Division:	River Song		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,289 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.05 Acre		
Lot Feat:	Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 271
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Step into this fully upgraded, move-in ready townhome in Cochrane's sought-after community of Riversong! Bright, functional living spaces and thoughtful design make this the perfect place to call home. The open-concept main floor offers a welcoming living room, a dedicated dining area, and a spacious kitchen where style meets practicality. The kitchen is a chef's dream, complete with a full appliance package, loads of cupboard space, and a large island that doubles as prep space and casual dining. Upgrades like vinyl plank flooring and premium quartz countertops add style and durability throughout. Upstairs, the primary suite is a serene retreat with a walk-in closet and a private four-piece ensuite. Two additional bedrooms share another full bathroom, each with excellent closet space. Convenience continues with an upper-level laundry room with a stacked washer and dryer, and central air conditioning keeps the home comfortable year-round. The undeveloped basement is a blank canvas, plumbing is roughed in and ready for your personal touch, add bedrooms, a rec room, home gym, or office. Two designated parking stalls are included, a rare find! Explore the nearby 100-acre nature reserve with scenic pathways, enjoy proximity to Bow Valley High School and Fireside School, and stay active at Spray Lake Sawmill Family Sports Centre. Downtown Cochrane's shops and restaurants are minutes away, and Highway 1A offers quick access to Calgary and the mountains. Turnkey living with all the extras in the heart of Cochrane!