



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1507, 525 River Heights Drive
Cochrane, Alberta**

MLS # A2282375



\$447,000

| | | | |
|-----------|-------------------|--------|------------------|
| Division: | River Song | | |
| Type: | Residential/Other | | |
| Style: | 2 Storey | | |
| Size: | 1,287 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Stall | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Street Lighting | | |

| | | | |
|-------------|---|------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 287 |
| Basement: | Full | LLD: | - |
| Exterior: | Composite Siding, Vinyl Siding, Wood Frame | Zoning: | R-MD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Kitchen Island, Quartz Counters, Walk-In Closet(s) | | |

Inclusions: None

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 minutes from SCHOOLS, SCENIC WALKING PATHS, PARKS, CO-OP and the SPRAY LAKE SAWMILLS FAMILY SPORTS CENTRE. Quick access to Highway 1 and 22 makes it easy to reach CALGARY or escape to the MOUNTAINS for a weekend getaway. With QUALITY FINISHES, a SMART LAYOUT, and a VIBRANT NEIGHBORHOOD, this home is designed for modern, comfortable living. The FREESTONE SHOWHOME AT 525 RIVER HEIGHTS DRIVE is open on WEEKENDS from 12 – 5pm! Photos are taken from the Showhome and do not reflect the property as this home is still under construction* WANT TO SEE THIS LAYOUT IN PERSON - HEAD TO THE SHOWOME 525 River Heights Drive TO TOUR THE SHOWHOME DESIGN.