



GRASSROOTS
REALTY GROUP

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208, 525 River Heights Drive
Cochrane, Alberta

MLS # A2287607

\$479,900



Division:	River Song		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,292 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Stall		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 271
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)		
Inclusions:	None		

OPEN HOUSE Saturday Feb. 21 from 1-3 PM | This home truly stands out among the rest! A beautiful blend of romantic charm and sophistication, this is a one-of-a-kind upgraded townhome you do not want to miss. From the moment you enter you will not want to leave! Grab a book, cozy up with a blanket and stay a while. The elegant wide plane vinyl floors extend throughout the main level, setting the tone for the home's cohesive and thoughtfully designed interior. The open concept living and dining spaces are bathed in natural light, enhanced by the coveted end-unit positioning, creating an inviting yet refined atmosphere ideal for both everyday living and elevated entertaining. Designer touches and carefully selected finishes lend warmth, character and timeless appeal. Upstairs there are three generously proportioned bedrooms offering comfort and versatility, including a serene primary bedroom designed for rest and rejuvenation. A 4-piece ensuite, full bathroom and laundry closet complete the upper level, making it the ideal layout for those with children, or who simply value the convenience of house amenities on the same floor. The basement expands the home's living footprint, providing a beautifully adaptable space perfect for a media lounge, home office, fitness studio, or guest quarters. Outside, a fully fenced backyard offers a sense of tranquility where pets and children can play, BBQ's can be hosted and relaxation on warm sunny days will occur. This home comes with A/C, upgraded interior touches and over 1800 sq ft of developed living space. All this, and it's only 1 year old! All you have to do is move in and enjoy.