



THE
A-TEAM

**RE/MAX
FIRST**

525 RIVER HEIGHTS Drive #109, Cochrane T4C3E3

MLS®#: **A2178181**

Area: **River Song**

Listing Date: **11/08/24**

List Price: **\$463,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$7k, 28-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Cochrane**
Year Built: **2023**

Finished Floor Area
Abv Sqft: **1,289**
Low Sqft:
Ttl Sqft: **1,289**

DOM

25
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **1,770 sqft**
Lot Shape:

Parking
Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Lawn,Landscaped,Level,Street Lighting**
Park Feat: **Additional Parking,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance**

Construction: **Composite Siding,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`11" x 11`4"
Dining Room	Main	7`5" x 9`11"
Mud Room	Main	5`4" x 5`2"
4pc Ensuite bath	Upper	7`10" x 4`11"
Bedroom	Upper	9`7" x 9`3"
4pc Bathroom	Upper	7`10" x 4`11"

Room	Level	Dimensions
Kitchen	Main	12`10" x 9`2"
2pc Bathroom	Main	5`5" x 5`0"
Bedroom	Upper	11`3" x 11`7"
Walk-In Closet	Upper	5`8" x 4`2"
Bedroom	Upper	10`7" x 9`2"
Laundry	Upper	3`8" x 3`4"

Legal/Tax/Financial

Condo Fee:
\$271

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
(R-MD)

Legal Desc: **2311717**

Remarks

Pub Rmks: **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!**

Inclusions: **none**
Property Listed By: **2% Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





