



**GRASSROOTS**  
REALTY GROUP

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109, 525 River Heights Drive  
Cochrane, Alberta

MLS # A2331675



**\$439,999**

|                  |                                                              |               |                  |
|------------------|--------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | River Song                                                   |               |                  |
| <b>Type:</b>     | Residential/Four Plex                                        |               |                  |
| <b>Style:</b>    | 2 Storey                                                     |               |                  |
| <b>Size:</b>     | 1,285 sq.ft.                                                 | <b>Age:</b>   | 2022 (4 yrs old) |
| <b>Beds:</b>     | 3                                                            | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Assigned, Stall                                              |               |                  |
| <b>Lot Size:</b> | 0.05 Acre                                                    |               |                  |
| <b>Lot Feat:</b> | Front Yard, Lawn, Low Maintenance Landscape, Street Lighting |               |                  |

|                    |                                            |                   |        |
|--------------------|--------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                 | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                            | <b>Condo Fee:</b> | \$ 271 |
| <b>Basement:</b>   | Other                                      | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                   | <b>Zoning:</b>    | R-MD   |
| <b>Foundation:</b> | Poured Concrete                            | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, Storage, Walk-In Closet(s) |                   |        |

**Inclusions:** n/a

Welcome to this stunning END UNIT townhouse in the highly desirable community of Riversong! Built in 2022, this stylish modern home offers 1285 square feet of living space including 3 bedrooms, two and a half bathrooms, and incredible VIEWS of Cochrane. The bright and open-concept main floor is perfect for both everyday living and entertaining, featuring beautiful white QUARTZ countertops, a gorgeous white tile backsplash, sleek Whirlpool appliances, and an abundance of cupboard space throughout the kitchen. Large windows allow natural light to fill this home, while central A/C keeps the home comfortable for those hot days! Upstairs, you'll find 3 spacious bedrooms including a primary retreat complete with its own 4-piece ENSUITE. Laundry is located upstairs for your convenience! Outside, enjoy the convenience of having TWO PARKING STALLS located directly outside the back entrance. Visitor parking is located just steps away for your guests! This unbeatable location places you steps from scenic pathways and just minutes from PARKS, schools, dog parks, and the beautiful Bow River pathway system! Minutes away from amenities such as the Spray Lake Sawmills Family Sports Centre, 7/11, subway, Tim Hortons & more! This is the perfect opportunity to enjoy modern living in one of Cochrane's most sought-after & established communities! Ideal for first time home buyers, investors, or if you are wanting to downsize or upgrade! See this unit for yourself and fall in love with RIVERSONG!