



GRASSROOTS
REALTY GROUP

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**1905, 525 River Heights Drive
Cochrane, Alberta**

MLS # A2332571



\$467,000

Division:	River Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,286 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Stall		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

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, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Welcome to 1905, 525 River Heights Drive, a beautifully designed walkout townhome offering modern finishes and an exceptional low-maintenance lifestyle in the sought-after community of Riversong. Still protected by the NEW HOME WARRANTY, this home may also qualify for a GST REBATE for eligible buyers, making it an outstanding opportunity for first-time buyers, families, or investors alike. Step inside to discover a bright and inviting main floor featuring a thoughtfully designed open-concept layout that blends style with everyday functionality. The light and airy kitchen serves as the heart of the home, showcasing elegant QUARTZ COUNTERTOPS, WHIRLPOOL STAINLESS STEEL APPLIANCES, SOFT-CLOSE CABINETRY, and a GENEROUS CENTRAL ISLAND WITH SEATING that provides plenty of space for meal preparation, casual dining, and entertaining family and friends. The kitchen flows seamlessly into the dining and living areas, where expansive windows fill the home with natural light. LUXURY VINYL PLANK FLOORING extends throughout the main level, creating a warm and contemporary atmosphere. A convenient POWDER ROOM and a dedicated MUDROOM off the rear entrance add practicality and organization to everyday living. Upstairs, the spacious primary bedroom offers a peaceful retreat complete with a generous WALK-IN CLOSET and a private 3-PIECE ENSUITE. Two additional bedrooms provide flexibility for growing families, overnight guests, or a dedicated home office. A well-appointed 4-PIECE BATHROOM and a centrally located laundry area complete the upper level, making daily routines both comfortable and convenient. The FULLY FINISHED WALKOUT BASEMENT adds exceptional versatility to the home, featuring a spacious family room that is perfect for movie nights, relaxing, or entertaining. An

additional bedroom and a 4-PIECE BATHROOM create an ideal space for guests, older children, or multi-generational living. The walkout design provides easy access to the fully fenced backyard, creating a seamless connection between indoor and outdoor living. Designed with efficiency and year-round comfort in mind, the home also features DUAL-PANE WINDOWS, a HIGH-EFFICIENCY HVAC SYSTEM, and an HRV UNIT for improved indoor air quality and energy performance. The FULLY FENCED AND LANDSCAPED BACKYARD provides a safe and private space for children and pets, while TWO ASSIGNED PARKING STALL offers everyday convenience. With SNOW REMOVAL INCLUDED, this property allows you to spend more time enjoying your home and less time maintaining it. Living in Cochrane, Alberta means embracing a lifestyle that perfectly balances small-town charm with modern convenience. Surrounded by spectacular mountain scenery and just a short drive from Calgary, Cochrane offers an abundance of parks, pathways, local shops, restaurants, excellent schools, and year-round recreational opportunities. Book your private showing today!