

# \$574,900 - 521 Riverside Drive Nw, High River

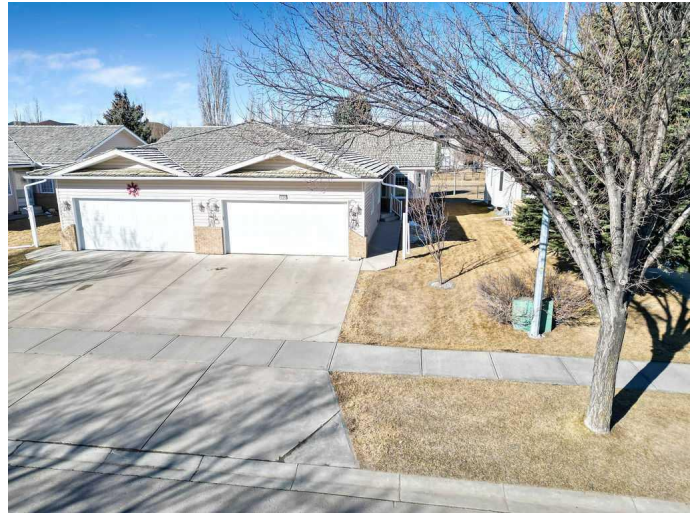
MLS® #A2204008

**\$574,900**

2 Bedroom, 3.00 Bathroom, 1,283 sqft  
Residential on 0.10 Acres

Vista Mirage, High River, Alberta

\*\* Open House this Saturday, April 5th from 1:00 p.m. to 3:00 p.m. \*\* Enjoy your retirement in this bungalow villa home backing onto a small green space! This thoughtfully designed home features an open-concept living and dining area and is enhanced by vaulted ceilings, neutral colours, creating an airy atmosphere. In 2021, all windows were replaced with energy-efficient triple-pane models, along with wide window casings and stylish new coverings. These upgrades significantly reduce heat transfer, keeping the home warmer in the winter and cooler in the summer for year-round comfort. There is a spacious master bedroom with a 3-piece ensuite and a walk-in closet. The kitchen is a bright and inviting space, filled with natural light from multiple windows. Beautiful oak cabinets provide warmth and charm, while updated stainless steel appliances including a double oven add modern convenience. A standout feature is the custom-built pantry, newly installed in 2024, offering exceptional storage and organization. Just off the kitchen, step onto the maintenance-free deck, complete with durable composite flooring and a permanent cover, making it the perfect spot to relax and enjoy the peaceful surroundings. Step outside to enjoy the beautiful backyard, which includes two mature apple trees, offering both shade and delicious fruit in the warmer months. A versatile den/second bedroom off the entrance and a full 4-piece bath complete the main floor. The laundry



room offers plenty of storage and leads to the double garage, providing ample space for vehicles and additional storage. The finished basement adds incredible extra space, featuring a large family room with a cozy fireplace, built-in storage cabinets, an additional bedroom, a 3-piece bath, a small office, and a dedicated storage area. There have been numerous updates to this home: Windows, wide window casings and window coverings (2021), Hardwood throughout main floor has 3/4 inch thickness (2021), Air Conditioner (2020), R20 insulation (2020), Pex Plumbing (2021). Location is everything! This home is just moments from Highwood Golf Course and Happy Trails, perfect for outdoor enthusiasts looking to enjoy fresh air and recreation. Plus, this is a "lock-and-leave" property! Whether you escape for the winter or vacation in the summer, the homeowners association takes care of lawn maintenance and snow removal, giving you peace of mind year-round.

Built in 1998

### **Essential Information**

MLS® #	A2204008
Price	\$574,900
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,283
Acres	0.10
Year Built	1998
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Active

### **Community Information**

Address	521 Riverside Drive Nw
Subdivision	Vista Mirage
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1T5

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, No Smoking Home, Pantry, Storage, Sump Pump(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Brick Facing, Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Rectangular Lot, Underground Sprinklers
Roof	Shake
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	15
Zoning	TND
HOA Fees	126

HOA Fees Freq. MON

## **Listing Details**

Listing Office Century 21 Foothills Real Estate

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