

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

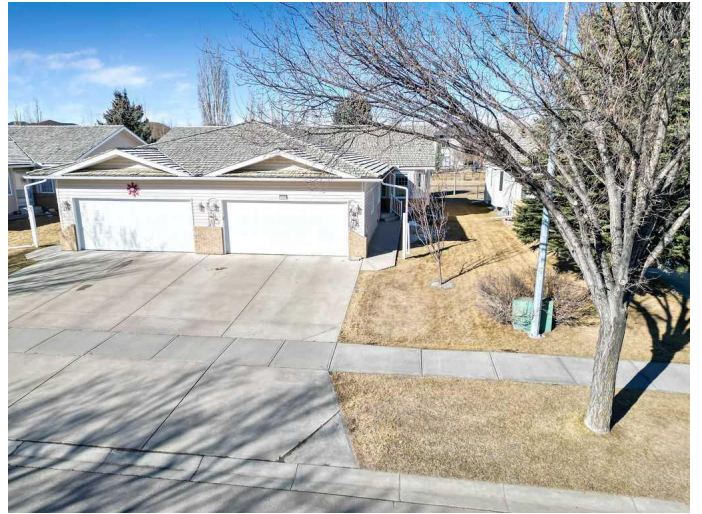
MLS® #A2204008

\$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 upgraded bungalow villa home backing onto a 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, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Water Softener, Window Coverings, Double Oven |
| Heating | Fireplace(s), Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Basement, Gas, Mantle, Brick Facing |
| 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 | 10 |
| Zoning | TND |
| HOA Fees | 126 |

HOA Fees Freq. MON

Listing Details

Listing Office Century 21 Foothills Real Estate

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