\$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 appliancesâ€"including a double ovenâ€"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 10

Zoning TND

HOA Fees 126

HOA Fees Freq. MON

Listing Details

Listing Office Century 21 Foothills Real Estate

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