\$715,000 - 45 Riverview Circle, Cochrane

MLS® #A2195289

\$715,000

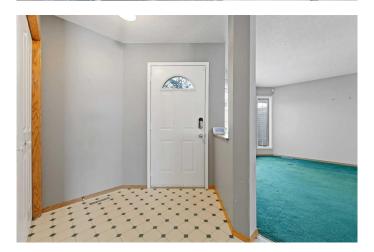
5 Bedroom, 4.00 Bathroom, 2,192 sqft Residential on 0.13 Acres

Riverview, Cochrane, Alberta

Houses like this do not come up often - What an opportunity! Location location! Tucked away on a quiet street in an amazing family friendly community, just a few steps from the majestic Bow River ANNNNDDDD backing onto a sunny SE view of the Cochrane Golf Club makes this home nearly impossible to beat! Almost 2200 sqft, fully developed with a rare 5 bedrooms plus office/den and 2 living spaces on the main floor one with fireplace. The ever so convenient main floor laundry / mudroom just off the large attached garage. Primary bedroom is loaded with closet space and hosts a large 5 pc ensuite with a jetted tub. Downstairs had a massive rec area with a wet bar and an impressively large bedroom that really could be used for so many things. Another full bathroom that's fitted with a steam shower, and a very large storage room to suit the growing family. Outside we have a large level and well manicured lot with a huge deck that spans almost the width of the home and is covered to keep you out of the elements when needed. Great curb appeal with mature shrubs and trees and wide front drive facing the gorgeous sunsets. This house is original but has been very well maintained and the pride of ownership is evident throughout. Close to all your amenities, schools, shopping and all your needs met within minutes and an endless amount of outdoor fun to be had! This is an opportunity to own a generational home and should not be overlooked!







Essential Information

MLS®# A2195289 Price \$715,000

Bedrooms 5

Bathrooms 4.00

Full Baths 3 Half Baths

Square Footage 2,192 Acres 0.13

Year Built 1991

Residential Type Sub-Type Detached Style 2 Storey Status Active

Community Information

Address 45 Riverview Circle

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Subdivision Riverview City Cochrane

County **Rocky View County**

Province Alberta Postal Code TOL 0W4

Amenities

Parking Spaces 4

Parking Double Garage Attached, Driveway, Front Drive

2 # of Garages

Interior

Ceiling Fan(s), Central Vacuum, No Smoking Home, Open Floorplan, Interior Features

Pantry, Storage

Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood **Appliances**

Fan, Refrigerator, Window Coverings, Water Softener

Forced Air, Natural Gas Heating

Central Air Cooling

Fireplace Yes

of Fireplaces 1 Fireplaces Gas
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Barbecue, Private Entrance, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, City Lot, Front Yard,

Landscaped, Level, Low Maintenance Landscape, Private, Views, Dog

Run Fenced In, Greenbelt

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed February 25th, 2025

Days on Market 17

Zoning R-LD

Listing Details

Listing Office RE/MAX First

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