

# \$650,000 - 13 Riverview Circle, Cochrane

MLS® #A2250772

**\$650,000**

3 Bedroom, 3.00 Bathroom, 1,836 sqft  
Single Family on 0.13 Acres

Riverview, Cochrane, Alberta

Welcome to this stunning home in the highly desirable Riverview neighborhood, perfectly positioned backing onto the golf course and offering an unbeatable community. With 1,835.6 sq. ft. of living space, a partially developed basement, and an attached double garage with a 3 car wide driveway, this home truly has it all. Inside, the main floor offers a bright and inviting layout featuring a living room, family room, a formal dining room/office/den, and a sunny breakfast nook. The open concept kitchen includes a huge window overlooking the yard and golf course, flooding the space with natural light. Upstairs, you'll find 3 spacious bedrooms, including a primary suite with a walk-in closet and private 3-piece ensuite. Two additional bedrooms and a 4 piece main bathroom complete the upper level. The partially finished (framed) basement offers flexibility, leave it as is or design the perfect space to suit your needs. Outside, enjoy direct access to the golf course, perfect for any golf enthusiast. The location is truly exceptional, close to the Bow River, walking and biking trails, and close to schools, shopping, restaurants, and all the amenities Cochrane has to offer. Plus, you're only a short drive east to Calgary or west to the mountains. (id:6289)

Built in 1990

## Essential Information



Listing #	A2250772
Price	\$650,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,836
Acres	0.13
Year Built	1990
Type	Single Family
Sub-Type	Freehold

### **Community Information**

Address	13 Riverview Circle
Subdivision	Riverview
City	Cochrane
Province	Alberta
Postal Code	T4C1K2

### **Amenities**

Amenities	Golf Course, Playground, Schools, Shopping
Features	No neighbours behind
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

### **Interior**

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Window Coverings, Garage door opener
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

### **Exterior**

Exterior	Stone
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office

eXp Realty



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