

\$530,000 - 604, 413 River Avenue, Cochrane

MLS® #A2257077

\$530,000

4 Bedroom, 4.00 Bathroom, 1,374 sqft

Single Family on 0.03 Acres

Riverview, Cochrane, Alberta

Riverside living meets everyday convenience in Riverview! This freshly painted 4-bedroom, 3.5-bathroom retreat blends comfort, style, and nature. The thoughtful layout balances open gathering spaces with private retreats, including a primary ensuite with double sinks, a sleek stand-up shower, and a soaking tub perfect for unwinding. The hot water on demand system was recently installed (May 2025). A finished basement offers additional living space, while the double garage provides plenty of room for vehicles, gear, and hobbies. Step outside to not one but two expansive decks, north and south facing, where you can start your mornings with sunrise coffee and end your evenings with sunset views in total tranquility. Nestled in Cochrane's highly sought-after Riverview community, this home surrounds you with nature while keeping every convenience close at hand. From pathways along the river to afternoons on the golf course, this isn't just a home! It's a lifestyle. (id:6289)

Built in 2010

Essential Information

Listing #	A2257077
Price	\$530,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1



Square Footage	1,374
Acres	0.03
Year Built	2010
Type	Single Family
Sub-Type	Bare Land Condo

Community Information

Address	604, 413 River Avenue
Subdivision	Riverview
City	Cochrane
Province	Alberta
Postal Code	T4C0P2

Amenities

Amenities	Golf Course, Shopping
Features	No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Hot Water Instant, Window Coverings, Garage door opener, Washer/Dryer Stack-Up
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Century 21 Masters
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