



GRASSROOTS
REALTY GROUP

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508, 413 River Avenue
Cochrane, Alberta

MLS # A2304646



\$425,000

Division:	Riverview		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,402 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Garage Faces Front, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Cul-De-Sac, Environmental Reserve, Landscaped, On Golf Course		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 336
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Closet Organizers, French Door, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

*** READY TO MOVE IN***WOW—THIS LOCATION CAN'T BE BEAT! This beautifully maintained 3 bed, 3 bath townhouse is completely move-in ready (quick possession available) and offers the perfect blend of comfort, convenience, and style. Located next to the COCHRANE GOLF COURSE - with DIRECT walk access to the RESTAURANT and MAIN CLUB HOUSE. The main floor welcomes you with an open-concept layout ideal for entertaining. A bright foyer features a handy 2-piece powder room and in the hall - convenient closet for coats and shoes. A spacious living room with a warm gas fireplace sets the tone for cozy evenings at home. The OPEN CONCEPT kitchen is designed for function and flow, offering abundant cabinetry, a walk-in pantry, breakfast bar seating for three and all appliances included. The dining area opens to freshly stained back deck with natural gas hookup, perfect for summer BBQs. Upstairs includes three generous bedrooms, a full 4-piece bathroom, and laundry on the same level - right where you need it. The primary suite is a true retreat with a luxurious ensuite—separate shower, deep soaker tub—and a large walk-in closet with built-in organizers. The basement is a blank canvas with bathroom rough-in, egress window, and plenty of space to create a bedroom, family room, or both. Extras include a built-in vacuum, tankless hot water, window coverings, and garage door opener. Fresh paint throughout makes this home feel brand new. Condo fees are \$335.96/month and the well-run complex has a strong reserve fund; there is a LOW turnover in this complex (nobody wants to leave!). Steps from river pathways, close to Cochrane's historic downtown, Spray Lake Rec Centre, and so much more. Claim the active, low-maintenance lifestyle built for your on-the-go life.

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