



**79 Riverview Circle
Cochrane, Alberta**

MLS # A2308062



\$850,000

Division:	Riverview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,301 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Lawn, Level, On Golf Course, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Open Floorplan, Stone Counters, Walk-In Closet(s)		

Inclusions: Solar System

Welcome to Riverview, one of Cochrane's most sought-after communities—where mature trees, wide streets, and a true sense of neighbourhood come together just steps from the Bow River pathway and within walking distance to downtown. Perfectly positioned backing onto the 6th tee of the Riverview Golf Club, this beautifully updated bungalow offers a rare blend of privacy, charm, and modern design. The main floor has been completely re-imagined, creating a bright, open-concept living space that seamlessly connects the kitchen, dining, and living areas—ideal for both everyday living and entertaining. At the heart of the home is a stunning chef's kitchen featuring a gas stove, leather-finish stone countertops, and ample storage. The inviting living room is anchored by a wood-burning fireplace with gas lighter, adding warmth and character. Step out onto the spacious rear deck and take in peaceful golf course views, where you can often spot birds and deer passing through. A thoughtfully designed main floor also includes a stylish powder room with wall-hung vanity, as well as a versatile bonus room—perfect for a home office, reading nook, or flex space. The primary retreat is both spacious and functional, complete with a beautifully appointed ensuite featuring double sinks, a wall-hung vanity, and a large tiled shower. A standout feature is the custom walk-in closet with its own dedicated washer and dryer—bringing everyday convenience to a new level. The lower level remains in its original condition and offers exceptional space, including two large additional bedrooms, a generous recreation room, and a 3-piece bathroom—providing endless potential for future customization. A substantial utility/mechanical room includes a second washer and dryer along with a utility sink. Additional

highlights include an oversized double attached garage with a large parking pad, a microgeneration solar system, and the complete replacement of Poly B plumbing for peace of mind. Set in a quiet, safe community with wonderful neighbours, this is a rare opportunity to enjoy refined bungalow living in an unbeatable location—properties like this seldom come available, and it's a home you'll enjoy for years to come.