



**GRASSROOTS**  
REALTY GROUP

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402, 413 River Avenue  
Cochrane, Alberta

MLS # A2321470



**\$414,700**

|           |                                     |        |                   |
|-----------|-------------------------------------|--------|-------------------|
| Division: | Riverview                           |        |                   |
| Type:     | Residential/Four Plex               |        |                   |
| Style:    | 2 Storey                            |        |                   |
| Size:     | 1,204 sq.ft.                        | Age:   | 2010 (16 yrs old) |
| Beds:     | 3                                   | Baths: | 2 full / 1 half   |
| Garage:   | Front Drive, Single Garage Attached |        |                   |
| Lot Size: | 0.03 Acre                           |        |                   |
| Lot Feat: | Landscaped, Lawn                    |        |                   |

|             |                                                           |            |        |
|-------------|-----------------------------------------------------------|------------|--------|
| Heating:    | Forced Air, Natural Gas                                   | Water:     | -      |
| Floors:     | Carpet, Hardwood, Tile                                    | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                           | Condo Fee: | \$ 283 |
| Basement:   | Full                                                      | LLD:       | -      |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                           | Zoning:    | R-MD   |
| Foundation: | Poured Concrete                                           | Utilities: | -      |
| Features:   | Closet Organizers, Kitchen Island, Open Floorplan, Pantry |            |        |

|             |      |
|-------------|------|
| Inclusions: | None |
|-------------|------|

Enjoy golf course living at its finest in this bright & spacious, fully finished 3 bedroom townhouse. Situated on the Riverview Golf Course, this home offers serene, panoramic views and easy access to Cochrane's extensive Bow River pathways&mdash;perfect for walking, cycling, or enjoying the outdoors. Just a short stroll brings you to Main Street's shops, cafes, and restaurants, while Spray Lakes Family Sports Centre is nearby for family and recreational activities. Inside, the open-concept main floor features a modern white kitchen, a bright living area, and a large patio. On the upper level, the primary suite provides a private retreat, and the second bedroom is ideal for guests while the 3rd bedroom makes a wonderful office / bedroom. With in-unit laundry, additional storage, and a layout designed for comfort and lifestyle, this townhouse is ideal for active families, downsizers, or investors seeking something special in Cochrane. Also, the lower level is fully finished with a grand rec room. This is your chance to enjoy Cochrane living at its best.