



**201 Riverview Green
Cochrane, Alberta**

MLS # A2321520



\$799,000

Division:	Riverview		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,963 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Driveway, Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Corner Lot, Front Yard, Landscaped, Lawn, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Fully modernized 3-level split with a walkout lower level, ideally situated on the huge corner lot of a quiet cul-de-sac, surrounded by the golf course and just a stone's throw from the Bow River. Bright, open living spaces feature engineered hardwood, an updated modern staircase and abundant natural light. The beautifully updated kitchen boasts stone/brushed-granite countertops, a granite sink and contemporary finishes, perfect for daily enjoyment and entertaining. Main and lower-levels walk out to a private outdoor living area boasting a generous deck and beautiful paving stone patio with a gazebo that serves as a grounded, outdoor living space perfect for relaxing, dining, or entertaining. Underground irrigation keeps the landscaping pristine and lush with minimal effort. Upgrades include newer shingles and windows throughout, replaced furnace and hot water tank, central air, a convenient laundry chute, walk-in closets in all 3 bedrooms, and a large laundry/mud room for added storage and organization. Private access to and from the basement level opens the space up to unlimited possibilities for use such as home-based business or independent living. Heated garage is finished with durable epoxy floors and a built-in workbench, ideal for projects and winter comfort. A rare combination of location, modern systems and thoughtful detailing — move-in ready and built for easy living. Living in the Riverview neighbourhood offers the ultimate blend of mature, quiet suburban living and natural beauty. It is highly regarded for its large lot sizes, tree-lined streets, excellent walkability to downtown amenities, and immediate access to the beautiful Bow River pathway and Riverview Golf Course.