



GRASSROOTS
REALTY GROUP

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206, 413 River Avenue
Cochrane, Alberta

MLS # A2321591



\$415,000

Division:	Riverview		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,387 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Other, Rectangular Lot		

Heating: Forced Air

Floors: Carpet, Linoleum, Other

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 336

LLD: -

Zoning: R-MD

Utilities: -

Inclusions: None

**** Open House: Friday, July 10th 3-5pm, July 11th 11am-12:45pm **** Welcome to this wonderful family townhome in Riverview, Cochrane. Offering 2 bedrooms, 2.5 bathrooms, and a thoughtfully designed layout, this home is perfect for first-time buyers, young families, or those looking to downsize and just steps from the golf course! The upper level features a spacious primary bedroom complete with a 4-piece ensuite, a second generous bedroom, an additional 4-piece bathroom, and the convenience of upper-floor laundry. A versatile open bonus area at the top of the stairs provides the perfect space for a family room, home office, study area, or children's play space. The main floor offers comfortable everyday living with a functional kitchen, dining area, and inviting living room centred around a cozy gas fireplace. The full unfinished basement provides endless opportunities for future development, whether you envision a recreation room, additional bedrooms, a home gym, or extra storage. Completing the home is a single attached garage for added convenience. Located in Riverview, you'll enjoy easy access to the Bow River, golf courses, parks, walking paths, recreation facilities, community amenities, and more. This is a fantastic opportunity to own a well-designed home in a welcoming community with plenty of amenities nearby.