



**GRASSROOTS**  
REALTY GROUP

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**510, 413 River Avenue  
Cochrane, Alberta**

**MLS # A2334103**



**\$409,900**

|                  |                                                         |               |                   |
|------------------|---------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Riverview                                               |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                   |               |                   |
| <b>Style:</b>    | 2 Storey                                                |               |                   |
| <b>Size:</b>     | 1,411 sq.ft.                                            | <b>Age:</b>   | 2010 (16 yrs old) |
| <b>Beds:</b>     | 3                                                       | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Driveway, Front Drive, Single Garage Attached           |               |                   |
| <b>Lot Size:</b> | 0.03 Acre                                               |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Low Maintenance Landscape |               |                   |

|                    |                                                    |                   |        |
|--------------------|----------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                         | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet                                             | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                    | <b>Condo Fee:</b> | \$ 336 |
| <b>Basement:</b>   | Full                                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame                                         | <b>Zoning:</b>    | R-MD   |
| <b>Foundation:</b> | Poured Concrete                                    | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, Pantry, Storage, Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

LOCATION, LIFESTYLE, AND VALUE &mdash; THIS HOME HAS IT ALL! This beautifully maintained 3-bedroom, 3-bathroom townhouse with a fully finished basement is completely move-in ready, offering the perfect combination of comfort, functionality, and an unbeatable location. Situated alongside the Cochrane Golf Club, you'll enjoy direct walking access to the clubhouse and restaurant, making it easy to take advantage of one of Cochrane's premier recreational amenities. The main floor features a bright, open-concept design that's ideal for both everyday living and entertaining. The welcoming foyer includes a convenient 2-piece powder room and a spacious front closet for coats and footwear. The inviting living room is centered around a cozy gas fireplace, while the well-appointed kitchen offers abundant cabinetry, a walk-in pantry, and excellent workspace. The adjoining dining area opens onto a private deck complete with a natural gas BBQ hookup&mdash;perfect for outdoor dining and relaxing. Upstairs, you'll find three generously sized bedrooms, a full 4-piece bathroom, and the convenience of upper-level laundry. The spacious primary suite serves as a private retreat, featuring a walk-in closet with built-in organizers and a luxurious ensuite with a deep soaker tub and separate shower. The fully finished basement provides a versatile bonus living space, along with a bathroom rough-in, an egress window, and ample storage, offering endless possibilities for future customization. The location truly speaks for itself. Just steps from scenic river pathways and only minutes from Cochrane's historic downtown, Spray Lake Sawmills Family Sports Centre, shopping, restaurants, schools, and more, this home offers an exceptional lifestyle with every convenience close at hand. Move-in ready and easy to

show&mdash;don&rsquo;t miss your opportunity to make this outstanding home yours!