



GRASSROOTS
REALTY GROUP

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**31 Riverside Place
Cochrane, Alberta**

MLS # A2349455



\$699,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,521 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Backs on to Park/Green Space, Pie Shaped Lot		

Heating:	Forced Air
Floors:	Laminate, Other
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Veneer
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-LD
Utilities:	-

Inclusions: n/a

Some locations are simply irreplaceable. Nestled in a quiet cul-de-sac, just steps from downtown Cochrane, this lovely original bungalow offers a setting that is truly one of a kind. Backing onto Cochrane's coveted pathway system and the Big Hill Creek with the Bow River just a short walk away, this is where nature and convenience come together. Set on a massive pie-shaped lot surrounded by mature trees, the backyard features a garden, a gate opening directly into the park and a massive east-facing deck spanning the back of the home—perfect for morning coffee, entertaining or simply enjoying the peaceful surroundings. Endless walks, outdoor adventures and relaxation await right outside your back door. Inside, the home offers an opportunity to renovate, reimagine and create something truly special. The walkout basement provides excellent space with a large recreation room, bonus room, office, bathroom, laundry and craft/ prep area in the utility room. With the feel of acreage living in the heart of town, this is a rare opportunity to secure an exceptional location and make it your own. Buy for the location. Embrace the lifestyle. Plan for the dream. - Sold as is, where is.