

# \$675,000 - 45 Riverview Circle, Cochrane

MLS® #A2222494

**\$675,000**

5 Bedroom, 4.00 Bathroom, 2,192 sqft

Residential on 0.13 Acres

Riverview, Cochrane, Alberta

**ATTENTION INVESTORS, FLIPPERS,  
RENOVATORS - AMAZING POTENTIAL!**

Houses like this do not come up often - What an opportunity! Location location location!

Tucked away on a quiet street in an amazing family friendly community, just a few steps from the majestic Bow River ANNNNDddd backing onto a sunny SE view of the Cochrane Golf Club makes this home nearly impossible to beat! Almost 2200 sqft, fully developed with a rare 5 bedrooms plus office/den and 2 living spaces on the main floor one with fireplace. The ever so convenient main floor laundry / mudroom just off the large attached garage. Primary bedroom is loaded with closet space and hosts a large 5 pc ensuite with a jetted tub. Downstairs had a massive rec area with a wet bar and an impressively large bedroom that really could be used for so many things. Another full bathroom that's fitted with a steam shower, and a very large storage room to suit the growing family. Outside we have a large level and well manicured lot with a huge deck that spans almost the width of the home and is covered to keep you out of the elements when needed. Great curb appeal with mature shrubs and trees and wide front drive facing the gorgeous sunsets. This house is original but has been very well maintained and the pride of ownership is evident throughout. Close to all your amenities, schools, shopping and all your needs met within minutes and an endless amount of outdoor fun to be had! This is an opportunity to own a generational home



and should not be overlooked!

Built in 1991

### **Essential Information**

MLS® #	A2222494
Price	\$675,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,192
Acres	0.13
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	45 Riverview Circle
Subdivision	Riverview
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T0L 0W4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, No Smoking Home, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Level, Private, Backs on to Park/Green Space, On Golf Course
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 19th, 2025
Days on Market	43
Zoning	R-LD

## Listing Details

Listing Office	RE/MAX First
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