

\$698,000 - 21 Riverview Close, Cochrane

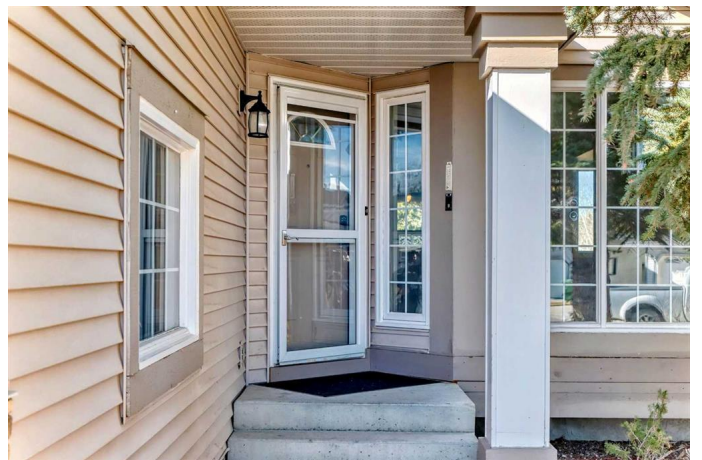
MLS® #A2209653

\$698,000

5 Bedroom, 3.00 Bathroom, 1,381 sqft
Residential on 0.18 Acres

Riverview, Cochrane, Alberta

Location, Location, Location! Welcome to the highly sought-after community of Riverview! This exceptional bungalow offers over 2400 sqft of living space and features 5 spacious bedrooms. It backs onto a picturesque golf course, providing serene views and ensuring no close neighbors for added privacy. The open-concept design creates the perfect space for entertaining guests or simply enjoying quality time with family. The spacious living area has vaulted ceiling is complemented by an adjacent dining area. The kitchen has been upgraded with quartz countertops and stainless-steel appliances. Two large bedrooms and a four-piece bathroom complete the main level. The master suite is generously sized and features a large walk-in closet and an ensuite with a jet tub and separate shower. Off the kitchen, a door leads to a large waterproof deck with glass railings. Below, you'll find an inlaid brick patio, a firepit area for BBQs, and partial fencing (with no side returns). The walkout basement has been upgraded into a legal suite, with large windows that flood the space with natural light. The suite includes a spacious living room, a kitchen, three bedrooms, a finished laundry room (conveniently located under the stairway), and a four-piece bathroom. This home is centrally located in the heart of Cochrane, offering easy access to nearby amenities such as shopping centers, schools, parks, and recreational facilities. It's just a short walk to kilometers



of scenic pathways that meander alongside the picturesque Bow River. WELCOME HOME to a great, quiet cul-de-sac neighborhood!

Built in 1992

Essential Information

MLS® #	A2209653
Price	\$698,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,381
Acres	0.18
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	21 Riverview Close
Subdivision	Riverview
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T3C 1K7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Cooktop, Electric Stove, Garage Control(s),

	Microwave, Oven-Built-In, Refrigerator, Washer/Dryer
Heating	Baseboard, Electric, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Balcony, Fire Pit, Awning(s)
Lot Description	Backs on to Park/Green Space, Landscaped, On Golf Course, Pie Shaped Lot, Treed, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2025
Days on Market	21
Zoning	R-LD

Listing Details

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.