



THE
A-TEAM

**RE/MAX
FIRST**

83 RIVERVIEW Circle, Cochrane T4C 1K4

MLS®#: **A2118073**

Area: **Riverview**

Listing Date: **04/04/24**

List Price: **\$750,000**

Status: **Pending**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **1992**
Lot Information
Lot Sz Ar: **6,286 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,076**
Low Sqft:
Ttl Sqft: **2,076**

DOM

45
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Backs on to Park/Green Space, Close to Clubhouse, Low Maintenance Landscape, No Neighbours Behind, On Golf Course, Private

Park Feat:

220 Volt Wiring, Additional Parking, Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Insulated, Oversized

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Dog Run, Private Yard**

Construction: **Brick, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Window Coverings**
Int Feat: **Bookcases, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	6`0" x 7`9"	Living Room	Main	14`0" x 17`6"
Dining Room	Main	8`5" x 10`0"	Kitchen	Main	10`0" x 11`5"
Breakfast Nook	Main	9`0" x 9`0"	Family Room	Main	13`8" x 18`6"
Den	Main	9`0" x 12`10"	2pc Bathroom	Main	4`9" x 5`9"
Bedroom - Primary	Upper	12`0" x 15`10"	4pc Ensuite bath	Upper	6`0" x 13`6"
Bedroom	Upper	9`1" x 11`4"	Bedroom	Upper	9`1" x 11`6"
4pc Bathroom	Upper	4`11" x 8`8"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-LD

9011328

Remarks

Pub Rmks:

MILLION DOLLAR LOCATION! Tucked far behind the tee box (i.e. no golf balls in your yard) of Cochrane Golf Club's 6th hole; directly across the street from the mighty Bow River and its extensive pathway system. With terrific curb appeal perched high on an over-sized (i.e. 67' frontage X 120' depth) mature lot, this fully air-conditioned home features a large airy front foyer to living room/dining room, functional kitchen with granite counters/bright breakfast nook overlooking the golf course, sunken family room with newer feature gas fireplace/solid wood built-ins, den, updated powder room and hall to side entry/mudroom. 12' vaulted ceiling, new flooring (engineered hardwood/carpet) and fresh paint throughout. Bright vaulted stairwell with skylight to upper-level boasting a large master bedroom/updated full 4-piece ensuite (i.e. soaker tub, separate stand-up shower) with granite counters/walk-in closet overlooking the golf course, 2 additional bedrooms and updated full 4-piece bathroom featuring granite counters and beautiful tile work. 1,337 sq ft of unspoiled living space awaits your future development plans on the lower level. Substantial, over-sized (i.e. 23'6" X 23'4") fully insulated/drywalled double front garage; wired for 220V and offering ingenious storage solutions (i.e. tool/storage chests/lockers across front of garage & metal storage loft). 12' X 15' rear dura deck (i.e. vinyl membrane) with glass railing to fully landscaped yard. New shingles/furnace/hot water tank/water softener in +/- 2016. Perched one block from the Cochrane Golf Clubhouse/park/playground/baseball diamonds; homes like this rarely come to market in our gorgeous 'lil town. Hurry before it's gone!

Inclusions:
Property Listed By:

RE/MAX House of Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











