



THE
A-TEAM

**RE/MAX
FIRST**

413 RIVER Avenue #211, Cochrane T4C 0N9

MLS® #: **A2164878**

Area: **Riverview**

Listing Date: **09/14/24**

List Price: **\$499,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Cochrane**
Year Built: **2009**

Finished Floor Area
Abv Sqft: **1,406**
Low Sqft:
Ttl Sqft: **1,406**

DOM

5
Layout
Beds: **2 (2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **1,355 sqft**
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Close to Clubhouse,Lawn,Low Maintenance Landscape,Landscaped**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Humidifier,Microwave Hood Fan,Refrigerator,Tankless Water Heater,Washer/Dryer**
Int Feat: **Ceiling Fan(s),Kitchen Island,No Smoking Home,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------|-------|----------------|-------------------|-------|---------------|
| Entrance | Main | 4`1" x 7`5" | Living Room | Main | 12`1" x 15`7" |
| Dining Room | Main | 8`6" x 10`5" | Kitchen | Main | 8`6" x 11`11" |
| Bedroom | Upper | 10`10" x 10`1" | Bonus Room | Upper | 14`9" x 9`6" |
| Laundry | Upper | 5`5" x 5`3" | Bedroom - Primary | Upper | 12`2" x 13`0" |

Family Room
4pc Bathroom
4pc Bathroom

Lower
Upper
Lower

19`11" x 14`11"
4`3" x 9`8"
8`5" x 4`11"

2pc Bathroom
4pc Ensuite bath

Main
Upper

4`10" x 5`7"
8`0" x 7`11"

Legal/Tax/Financial

Condo Fee:
\$321

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-MD

Legal Desc: **1010817**

Remarks

Pub Rmks: ****OPEN HOUSE SATURDAY SEPT 21st 1:00pm-3:00pm** Welcome to the beautiful community of Riverview, walking distance to Downtown Cochrane, the Bow River and SLS Centre. This well kept townhouse shows pride of ownership as soon as you walk in the front door. The open concept living room and kitchen features a gas fireplace, dining area, kitchen island and corner pantry. Just off of this spacious living space is a generously sized SOUTH FACING back deck with unobstructed views of Matt Krol Park and the stunning river valley, not to mention it's just steps away from the Cochrane Golf Club which has 9 holes of golf, mini putt, driving range and restaurant! Upstairs boasts a spacious Primary Bedroom with its own 4 piece ensuite with soaker tub and stand-alone shower, plus a walk in closet! The second bedroom is completed with a sliding door to its own separate 4 piece bath to allow for privacy and convenience . The bonus room and upstairs laundry room complete the upper level of this immaculate space. The fully finished basement is perfectly set up for movies, game nights and a Murphy bed for your guests. The basement also has an additional 4 piece bathroom. Last but not least, a front attached single garage to store all of your outdoor gear and park your vehicle inside in those chilly winter months. Come view this gorgeous, well maintained property today!**

Inclusions: **Dishwasher, Dryer, Electric Range, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer, Window Coverings ,Ceiling Fan(s), Central Vacuum/Attachments, Murphy bed in basement, bar in basement, 2 leather couches in basement**

Property Listed By: **CIR Realty**

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







