



THE
A-TEAM

**RE/MAX
FIRST**

45 RIVERVIEW Circle, Cochrane T0L 0W4

MLS® #: **A2195289** Area: **Riverview** Listing Date: **02/25/25** List Price: **\$715,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **1991**
Lot Information
 Lot Sz Ar: **5,618 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,192**
 Low Sqft:
 Ttl Sqft: **2,192**

DOM

0
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,City Lot,Dog Run Fenced In,Front Yard,Greenbelt,Landscaped,Level,Low Maintenance Landscape,Private,Views**
 Park Feat: **Double Garage Attached,Driveway,Front Drive**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Barbecue,Private Entrance,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Water Softener,Window Coverings**
 Int Feat: **Ceiling Fan(s),Central Vacuum,No Smoking Home,Open Floorplan,Pantry,Storage**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple** Zoning: **R-LD**
 Legal Desc: **9011328**

Remarks

Pub Rmks: **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 ANNNDDDD backing onto a sunny SE view of the Cochrane Golf Club makes this home nearly impossible to beat! Almost 2200 sqft, fully developed with 4 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!

Inclusions:

Property Listed By:

Shed

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











