



THE
A-TEAM

**RE/MAX
FIRST**

42 RIVERVIEW Drive, Cochrane T4C 1K1

MLS®#: **A2197446** Area: **Riverview** Listing Date: **02/27/25** List Price: **\$774,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **1990**
Lot Information
 Lot Sz Ar: **5,740 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Few Trees,Landscaped,On Golf Course**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **1,662**
 Low Sqft:
 Ttl Sqft: **1,662**

DOM

1
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **4 Level Split**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Linoleum,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Central Vacuum,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Breakfast Nook	Main	10`11" x 10`6"	Dining Room	Main	14`8" x 10`5"
Kitchen	Main	13`10" x 9`7"	Living Room	Main	12`2" x 15`8"
2pc Bathroom	Second	5`2" x 4`5"	Family Room	Second	18`0" x 13`9"
Laundry	Second	5`11" x 10`8"	3pc Ensuite bath	Third	4`0" x 14`3"
4pc Bathroom	Third	7`10" x 5`0"	Bedroom - Primary	Third	14`1" x 16`9"
Bedroom	Third	10`2" x 13`3"	Bedroom	Third	8`10" x 12`7"
Bedroom	Lower	19`0" x 15`5"	Game Room	Lower	13`7" x 22`2"

Furnace/Utility Room

Lower

9`0" x 8`10"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

8911958

Zoning:

R-LD

Remarks

Pub Rmks:

Riverview Beauty ! This Lovely, Fully Finished 4 Level Split Home has been Impeccably Maintained and Updated over the years. New Siding, Soffits, Eavestroughs, Roof, Triple paned Polar UV windows ,Fiberglass front and back doors with Keywest locks , Sliding glass door, Interior Freshly painted , Quartz Counters, Composite Decking on the 2 Level Deck, Rubber paving in the Garage and Walkway Hot Water tank , Furnace, Gemstone Exterior Lighting, Heated floor in main bathroom, Poly B Removal the list goes on and on ! All of this and an Amazing Location as well ! Greenspace /Golf course off your Fenced Backyard with 2 Level Composite decks. Riverview offers Walking Paths and Biking Trails along the Beautiful Bow River.

Inclusions:

Property Listed By:

**Gemstone Outdoor Lighting , Alarm system equipment
CIR Realty**

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













