

211, 413 River Avenue
Cochrane, Alberta

MLS # A2164878



\$499,900

Division:	Riverview		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,406 sq.ft.	Age:	2009 (15 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Lawn, Low Maintenance Landscape, Landsc		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 321
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)		

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

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!