

# \$735,000 - 42 Riverview Drive, Cochrane

MLS® #A2197446

## \$735,000

4 Bedroom, 3.00 Bathroom, 1,663 sqft

Residential on 0.13 Acres

Riverview, Cochrane, Alberta

Riverview Beauty ! This Lovely, Fully Finished 3 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.

Built in 1990

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2197446    |
| Price          | \$735,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,663       |
| Acres          | 0.13        |
| Year Built     | 1990        |
| Type           | Residential |



|          |               |
|----------|---------------|
| Sub-Type | Detached      |
| Style    | 4 Level Split |
| Status   | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 42 Riverview Drive |
| Subdivision | Riverview          |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C 1K1            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Smoking Home, Quartz Counters, Central Vacuum                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings |
| Heating           | Natural Gas, Central                                                                         |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Gas, Living Room                                                                             |
| Has Basement      | Yes                                                                                          |
| Basement          | Finished, Full                                                                               |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Other                                            |
| Lot Description   | Back Yard, Few Trees, Landscaped, On Golf Course |
| Roof              | Asphalt Shingle                                  |
| Construction      | Wood Frame, See Remarks                          |
| Foundation        | Poured Concrete                                  |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2025 |
| Days on Market | 77                  |

Zoning

R-LD

Listing Details

Listing Office

CIR Realty

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