

\$870,000 - 31 Riverview Drive, Cochrane

MLS® #A2249739

\$870,000

3 Bedroom, 3.00 Bathroom, 1,846 sqft

Residential on 0.13 Acres

Riverview, Cochrane, Alberta

OPEN HOUSE SUNDAY AUGUST 24th 12:30

- 2:30 pm. Look no further, this home is the

best of both worlds, a fully renovated

“new” home in the mature, highly

sought-after community of Riverview. This

home has been completely transformed from

top to bottom within the past two years. Every

detail has been upgraded, including: new

electrical and panel, plumbing, high-efficiency

furnace and ducting, 70-gallon hot water tank,

water softener, Sinope automated water

shut-off system, roof, siding, windows,

fibreglass front door with European locks,

flooring, knockdown ceilings, lighting, trim,

doors, appliances, kitchen, bathrooms, deck,

and more. Truly move-in ready with nothing

left to do! The main floor welcomes you with

wide-plank engineered hardwood, a bright

front sitting room, and a European-inspired

kitchen featuring matte quartz counters,

high-end appliances, accent shelving, and a

stylish backsplash. The cozy great room,

complete with a gas fireplace and large

south-facing windows, overlooks the

beautifully landscaped yard. A

custom-designed laundry space adds both

function and style. Upstairs, a brand-new

railing leads you to the luxurious primary

retreat with a spa-like ensuite - heated floors,

double quartz vanity, sliding barn door, glass

shower with textured tile, and a walk-in closet

with custom wood organizers. Two additional

spacious bedrooms and a full bathroom

complete the upper level. The lower level



offers a large open rec space with Cat 5 wiring for gaming or streaming, storage galore, and potential to add another bedroom. The attached garage has been upgraded with Polyaspartic flooring, fresh paint, and new lighting. Outside, enjoy a private and mature yard with garden beds, a tiered deck, and plenty of space for kids and pets. Located in the highly desirable Riverview community, youâ€™ll love immediate access to pathways along the Bow River, nearby parks, schools, shopping, and even walking distance to the golf course. Donâ€™t miss this rare opportunityâ€”a fully renovated home in one of Cochraneâ€™s most established communities wonâ€™t last long!

Built in 1990

Essential Information

MLS® #	A2249739
Price	\$870,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,846
Acres	0.13
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	31 Riverview Drive
Subdivision	Riverview
City	Cochrane
County	Rocky View County
Province	Alberta

Postal Code T4C 1K1

Amenities

Parking Spaces 4
Parking Double Garage Attached, Insulated
of Garages 2

Interior

Interior Features Built-in Features, Granite Counters, Kitchen Island, Pantry, See Remarks, Storage, Walk-In Closet(s)
Appliances Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Entrance
Lot Description Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed August 19th, 2025
Days on Market 4
Zoning R-LD

Listing Details

Listing Office CIR Realty

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