



GRASSROOTS
REALTY GROUP

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**45 Riverview Circle
Cochrane, Alberta**

MLS # A2222494



\$675,000

Division:	Riverview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,192 sq.ft.	Age:	1991 (34 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Level, On Golf Course		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: Shed

ATTENTION INVESTORS, FLIPPERS, RENOVATORS - AMAZING POTENTIAL! 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 ANNNNDDDD backing onto a sunny SE view of the Cochrane Golf Club makes this home nearly impossible to beat! Almost 2200 sqft, fully developed with a rare 5 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!