



**GRASSROOTS**  
REALTY GROUP

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**2, 8 Riverview Circle S**  
**Cochrane, Alberta**

**MLS # A2225909**



**\$499,999**

<b>Division:</b>	Riverview		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,274 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Rectangular		

**Heating:** Central, Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 450

**LLD:** -

**Zoning:** R-MX

**Utilities:** -

**Features:** Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Suspended Ceiling, Walk-In Closet(s)

**Inclusions:** none

Riverview Villas is a unique area of Cochrane. It is a 55 + condo complex in the heart of the Riverview subdivision. Location, Location, Location. It is quiet and near The Bow River walkways and Parks. The Riverview Golf course is also just a few blocks away. This unit has many great features, such as Hardwood in the Kitchen ,Breakfast nook and Flex area with a gas fireplace. There is also a deck off the Breakfast nook for your early morning coffee. The two piece bathroom/Laundry room is also on the main floor for your convenience right next to the Primary Bedroom and the 4 piece ensuite bathroom. Also located on the main floor as you enter the unit is a large living room and formal Dining room area which could be incorporated into the Living room if so desired. The basement has a large Family room with Gas Fireplace, two more bedrooms, (one of those could be an office or den area) a4 piece bathroom and a large storage room. The attached garage has room for two cars and has a ramp in it for convenience to take in your groceries and can accomodate a wheelchair or walker. The exterior grass cutting and snow removal are part of the maintenance program included in the condo fees. There are ongoing events planned for this complex annually. Don't miss out on this opportunity to be a part of this community. Book your showing soon.