



GRASSROOTS
REALTY GROUP

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**153 Riverview Circle
Cochrane, Alberta**

MLS # A2234075



\$699,000

Division:	Riverview		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,585 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Low Maintenance Landscape, On Golf Course, Rectangular Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

This spacious 1,627 sq ft walk-out bi-level home backs west onto the 9th hole of the Cochrane Golf Club, offering stunning views and peaceful surroundings. If that's not enough, this home also fronts onto a large park so no neighbours behind OR in front. The main level features soaring vaulted ceilings throughout the living room, foyer, kitchen, dining area, and family room—creating an airy, open feel perfect for entertaining. Enjoy hardwood flooring throughout the main floor and cozy up by the gas fireplace in the family room. The open style kitchen features an island and views of the golf course. The large primary bedroom includes a 4-piece ensuite and walk-in closet, while the second bedroom is conveniently located near a full hall bath. Downstairs, the walk-out basement is partially finished with a generous rec room (featuring a second gas fireplace) and a laundry room. With framing already in place, finishing the remaining basement space is a breeze. A double attached garage, updated plumbing with the Poly-B piping removed, and a premium golf course location make this home a rare find. The location is extremely quiet yet still is walkable to shops. Properties like this do not come onto the market that often so don't wait long to view the property.