



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

204, 413 River Avenue
Cochrane, Alberta

MLS # A2246068



\$435,000

Division:	Riverview		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,391 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Few Trees, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 336
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	n/a		

Here's your opportunity to snag one of the townhouses along River Avenue! The home features an open concept living, dining, and kitchen area that makes entertaining easy and comfortable. Upstairs the primary bedroom boasts a walk-in closet and an ensuite. Two other bedrooms and a shared washroom is also on the second level complete with the washer and dryer for convenience. The basement is fully developed with a full bathroom and perfect as a flex space for guests, movie area, office or even a gym! There's also a single attached garage and space for another car to be parked outside. This home is clean and well maintained and ready for a quick possession! Steps to Cochrane Golf Club and within walking distance to the Bow River, local caf  s, Calgary Co-op, the SLS Centre and an off-leash dog park. Conveniently located a few steps away from the bus stop. Pet-friendly and low monthly condo fees. Easy to show so schedule a tour with your realtor ASAP!