



GRASSROOTS
REALTY GROUP

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203, 413 River Avenue
Cochrane, Alberta

MLS # A2246410



\$484,500

Division:	Riverview		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,425 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Landscaped, Open Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 321
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Tankless Hot Water, Vinyl Windows		

Inclusions: none

Open House Saturday Sept 6 12pm - 2pm. Welcome to this beautiful three-bedroom, 2.5-bath townhouse located in Cochrane's desirable community of Riverview. Where else could you live adjacent to Bow River pathways, the 9-hole Cochrane Golf Club & restaurant, a large public park, the magnificent pool, rinks and gym of Spray Lakes Sport Centre and a soon to be opened Co-Op grocery store. Walk into the main floor with an open-concept kitchen featuring granite countertops, large island, gas stove, and a walk-in pantry. The kitchen flows seamlessly into the living room with a cozy gas fireplace and an adjacent dining area, all offering picturesque views of the park and river area. A south-facing deck off the living area provides the perfect space to relax and enjoy the surrounding nature. A convenient half bath completes the main floor. Upstairs, you'll find three spacious bedrooms, a four-piece main bathroom, and a laundry area for added convenience. The finished lower level offers a very spacious open family room and a beautifully designed three-piece bathroom with custom stonework. The ceiling is fully insulated for sound, and there's plenty of room for storage. Newer vinyl plank flooring adds a modern touch on the main and lower level. Additional features include a BBQ gas line and a single attached garage with work bench. Most recent updates include washing machine (2024) On demand hot water system (2025).