



**GRASSROOTS**  
REALTY GROUP

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**301 Riverview Green  
Cochrane, Alberta**

**MLS # A2267736**



**\$799,900**

<b>Division:</b>	Riverview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,073 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Close to Clubhouse, Corner Lot, Cul-De-Sac, Front Yard, Gazebo, Gentle Slope		

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

**Floors:** Carpet, Ceramic Tile, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Brick, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-LD

**Utilities:** -

**Features:** Bar, Bookcases, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Skylight(s), Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** Solarium/Sunroom with Hot tub (Sold as is), Built-in BBQ Grill, Burner, 2 Smokers, intercom system (as is) Fridge in Garage and downstairs in Bar

Welcome ...Appraised at \$850,000. A rare offering in the sought-after Town of Cochrane & "IN DEMAND" Riverview Community. Lovingly maintained by its Original Owners this property offers a rare opportunity to purchase a home that has been cared for with exceptional attention over the years. Situated on a quiet cul-de-sac with desirable westerly exposure, it is just a one minute walk to the breath taking "BOW RIVER," providing convenient access to Fishing, Scenic Pathways & Peaceful Nature. For GOLF enthusiasts, "The Cochrane Golf Club" is only steps away, offering an exceptional lifestyle location. Positioned on a large Corner Lot, this provides outstanding parking options-ideal for those needing space for a Trailer, Boat, Multiple Vehicles (9 parking spaces In TOTAL)or Hobby use. Featuring an oversized Heated Single Garage, Plus an Attached Double Garage with In-Floor Heating, creates an excellent flexibility for parking, storage or workshop! Step out back to an exceptional outdoor living retreat designed for year-round enjoyment. The Newer Solarium/Patio is a bright all-season retreat with natural light-perfecto for relaxing, dining, or enjoying garden views throughout the year. Setting the stage as you walk out to the Built in BBQ/Grill, Burner and 2 smoker brick station- Perfect for the grilling Devotee. Wait till you see this impressive Private Gazebo with a Huge Hot Tub, 4 Skylights, sliding doors and earthly cedar walls make this an amazing relaxing escape, ideal for parties & game night. Step inside the front door into a receptive foyer with a stunning high-ceiling accented by a crystal chandelier & an elegant staircase that welcomes you into an open concept living area. The seamless flow connects the Living rm/Dining, Kitchen/Family rm, Laundry/Mud rm creating a cohesive and functional layout perfect for everyday living/entertaining. Cooking

will be most pleasurable in the kitchen with plenty of natural light, featuring wood cabinets, granite counter tops, newer SS appliances, walk-in pantry, Island and a sun filled breakfast nook to enjoy your meals in, connected to the patio/sunroom. The Contiguous spacious family room offers a gas fireplace with built in cabinetry, a large picture window making it the perfect place to relax and entertain. The upper level boasts 3 spacious bedrooms. Retreat to the primary suite with breath taking views of the river, forest & Hills, along with a luxurious 5 piece ensuite and an expansive walk in closet. The walk up basement provides a spacious recreational room with wet bar, 2 bed/flex rooms/(whichever suites your needs) In-Floor Heating, ample storage & a 3 piece bath-again perfect for guests or entertaining. Some windows have been replaced. It is evident this home commands attention making it the ultimate package, LOCATION, SIZE, VIEWS, LOT, WEST BACKYARD, THE BOW RIVER AND GOLF. Cochrane has to offer...All amenities Schools, Shopping, Dining & Tranquility. MAKE THIS HOUSE YOUR HOME !!