



GRASSROOTS
REALTY GROUP

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311, 413 River Avenue
Cochrane, Alberta

MLS # A2282389



\$415,000

Division:	Riverview		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,430 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Insulated, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 336
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows		

Inclusions: N/A

OPEN HOUSEs Saturday Jan 31st & Sunday Feb. 1st (11-2)....Welcome to Riverstone townhomes in Riverside, offering comfort and value with over 2000SF of living space. The complex is close to parks, trails, recreation, and all amenities Cochrane has to offer. The main level features an open kitchen, dining and living area with a gas fireplace and 2PC bath. Upstairs has a full bath, two bedrooms, and a primary bedroom with 4PC ensuite and walk-in closet. The finished lower level includes a spacious family room for "Family Fun Night", laundry, storage, and utility room. Enjoy the single attached garage and south-facing deck, plus nearby green spaces and playgrounds. Schedule your showing today!