



**GRASSROOTS**  
REALTY GROUP

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

**214, 413 River Avenue  
Cochrane, Alberta**

**MLS # A2285267**



**\$454,900**

<b>Division:</b>	Riverview		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,463 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Low Maintenance Land		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 351
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Data

**Inclusions:** TELEVISION IN LIVING ROOM

**CORNER LOT | DOUBLE ATTACHED GARAGE | AMPLE WINDOWS | 4 BEDROOMS | GOLF COURSE VIEW!** Enjoy all of these amazing features of this beautiful end unit town house featuring a multitude of space and convenience in River View! Situated directly beside the COCHRANE GOLF CLUB, this gorgeous town house offers a tranquil setting inside the development surrounded by a ton of greenspace! Enter into a sizeable foyer discreetly housing the half bath on one side and garage entrance door on the other. Ahead, enter into a spacious and bright OPEN PLAN featuring a fabulous KITCHEN with a CORNER WALK IN PANTRY, LARGE ISLAND WITH BREAKFAST BAR AND PENDANT LIGHTING, FULL HEIGHT WOOD CABINETRY with UNDER CABINET LIGHTING, NEWER STAINLESS STEEL APPLIANCES and tons of counter space for meal preparation. The DINING ROOM is surrounded by large windows highlighting the serene view of the beautiful grounds of the golf course with easy access to the deck with gas line for easy grilling! Directly across is the roomy LIVING ROOM with GAS FIREPLACE and ample room for larger furniture for comfort and entertaining. The UPPER LEVEL features the PRIMARY BEDROOM with gorgeous laminate flooring, 4 PIECE ENSUITE BATH with a soaker / jet tub, sink with extra counter space, shower with rainfall showerhead and LARGE WALK IN CLOSET. Two ADDITIONAL BEDROOMS are both a great size and feature a double door closet for the young fashionistas in the family! An additional 4 PIECE BATH and LAUNDRY with FULL SIZE STACKED WASHER and DRYER complete this level. Still need additional space for your family.....enjoy the FULLY DEVELOPED LOWER LEVEL featuring a great sized FAMILY ROOM - RECREATION AREA, 4TH BEDROOM, 4 PIECE BATH,

UTILITY ROOM and additional STORAGE AREA! THIS TOWNHOUSE IS LOADED and offers phenomenal value in sought after River View! Surrounded by all levels of amenities, shopping, schools, professional services, golf, ball park and easy commutes to major highways, this exceptional home is perfect for a family large or small. COME SEE.....