



**3 Riverview Court
Cochrane, Alberta**

MLS # A2299457



\$785,000

Division:	Riverview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,751 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Granite Counters, Quartz Counters		

Inclusions: Fridge in the Basement, String Lights Under Walkout Porch, Work Bench + Tool Wall + Bike Hooks + Ski Rack in the Garage, All Home Security Hardware (No Contract), Backyard Shed, All Attached Wall Shelves in Home and Garage.

OPEN HOUSE Saturday April 18th, from 1:00-3:00 pm- Welcome to this beautifully updated and thoughtfully designed 4-bedroom walkout home, ideally situated on a quiet court in one of Cochrane's most sought-after locations. Set on a generous, landscaped lot backing onto the 9th hole, this property offers the perfect blend of privacy, views, and everyday convenience—just steps to the Bow River pathways and a short walk to SLS Recreation Centre, and downtown amenities. From the moment you arrive, you'll be captivated by the home's inviting curb appeal, featuring an expansive front porch with updated glass railings—an ideal spot to take in the warm western sun and stunning evening sunsets. Inside, the bright and airy main floor is filled with natural light, showcasing rich hardwood floors, modern lighting, and a thoughtfully updated kitchen complete with granite countertops, a gas stove, stainless steel appliances, and unique touches like a dedicated coffee station and convenient built in shelving. The dining room and kitchen breakfast nook both open to the show-stopping enclosed screen porch—your three-season escape overlooking the golf course, perfect for enjoying peaceful, sun-filled mornings in a sheltered, wind-free extension of your living space. The sunroom also features a newly updated roof, allowing an abundance of natural light to pour into the home. Upstairs, the spacious primary suite offers a true sanctuary, complete with a beautifully renovated ensuite featuring quartz countertops, a spa-inspired tub, and a spacious new walk-in shower. A custom barn door enhances privacy, while additional features such as custom window coverings and a dedicated window A/C unit ensure year-round comfort. Two additional bedrooms and a full bathroom complete the upper level. The fully finished walkout basement expands

your living space with a generous recreation and entertainment area, a cozy gas fireplace, a fourth bedroom with an expansive closet, a full bathroom, and flexible space ideal for a cozy home office or storage room Step outside to the covered patio, already wired for a hot tub, and enjoy seamless access to the backyard oasis. Outdoors, the property continues to impress with extensive low-maintenance landscaping, featuring a beautiful selection of shrubs and perennials for vibrant seasonal color. A charming garden shed, updated exterior lighting, and modernized deck skirting add both function and style. Additional highlights include a double attached garage with built-in loft storage, a dedicated insulated bike storage room, and a workbench with tool wall. The home also features a gas BBQ hookup, an operational security system with cameras (no contract), and recently serviced mechanical systems, including furnace, humidifier, hot water heater and recently cleaned vents. With incredible neighbours, a peaceful setting, and an unbeatable location just 400 metres to the river and pathways, this is a rare opportunity to own a move-in ready home that truly has it all!