



**120 Riverview Circle
Cochrane, Alberta**

MLS # A2136779



\$874,900

Division:	Riverview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,624 sq.ft.	Age:	1994 (30 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

Heating:	Central, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: N/A

LOCATION! Welcome to 120 Riverview Circle, in the sought after Riverview neighbourhood of Cochrane. This spacious WALK-OUT BUNGALOW BACKING ON THE BOW RIVER boasts one of the best locations in the area. Treat yourself to intoxicating, tranquil views of the water flowing by, and the sights and sounds of nature. A large, open floor plan features a main floor office to your right as you enter the home, and a large island kitchen, welcoming dining area and inviting living room with gas fireplace beckon you to relax and soak in your surroundings. The roomy primary suite includes a walk thru closet and 4 pce ensuite w/ jetted soaker tub & separate shower, as well as a separate entry to the covered deck. A 2nd bedroom and additional 4 pce bath complete the main level. Hardwood and tile floors throughout the main level exude a touch of class, and the high vaulted ceilings expand the already spacious feel of the home. The lower walkout level boasts 9 ft ceilings, a large rec/games room area, and leads out to the lower patio. 2 additional HUGE BEDROOMS, a 3rd 4 pce bath, laundry room and exercise area make up this fully finished lower level. IN FLOOR HEAT in the basement and in the dbl attached garage is a welcome feature on those cooler days and nights. The fenced and landscaped yard is a great place to enjoy the outdoors, and this is a LARGE LOT - no problem tossing a ball around or playing outdoor games here! There is also a dog run, and direct access to the Bow River and walking path is right out your back gate. Don't delay viewing this terrific home - locations like this don't come up often!