



GRASSROOTS
REALTY GROUP

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**42 Riverview Drive
Cochrane, Alberta**

MLS # A2197446



\$744,900

Division:	Riverview		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,663 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, On Golf Course		

Heating:	Central, Natural Gas
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	See Remarks, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Central Vacuum, No Smoking Home, Quartz Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: Gemstone Outdoor Lighting , Alarm system equipment

Riverview Beauty ! This Lovely, Fully Finished 3 Level Split Home has been Impeccably Maintained and Updated over the years. New Siding, Soffits, Eavestroughs, Roof, Triple paned Polar UV windows ,Fiberglass front and back doors with Keywest locks , Sliding glass door, Interior Freshly painted , Quartz Counters, Composite Decking on the 2 Level Deck, Rubber paving in the Garage and Walkway Hot Water tank , Furnace, Gemstone Exterior Lighting, Heated floor in main bathroom, Poly B Removal the list goes on and on ! All of this and an Amazing Location as well ! Greenspace /Golf course off your Fenced Backyard with 2 Level Composite decks. Riverview offers Walking Paths and Biking Trails along the Beautiful Bow River.