



**GRASSROOTS**  
REALTY GROUP

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

## 21 Riverview Close Cochrane, Alberta

**MLS # A2209653**



# \$729,000

<b>Division:</b>	Riverview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,381 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, On Golf Course, Pie Shaped Lot		

<b>Heating:</b>	Baseboard, Electric, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s)		
<b>Inclusions:</b>	N/A		

Location, Location, Location! Welcome to the highly sought-after community of Riverview! This exceptional bungalow offers over 2400 sqft of living space and features 5 spacious bedrooms. It backs onto a picturesque golf course, providing serene views and ensuring no close neighbors for added privacy. The open-concept design creates the perfect space for entertaining guests or simply enjoying quality time with family. The spacious living area has vaulted ceiling is complemented by an adjacent dining area. The kitchen has been upgraded with quartz countertops and stainless-steel appliances. Two large bedrooms and a four-piece bathroom complete the main level. The master suite is generously sized and features a large walk-in closet and an ensuite with a jet tub and separate shower. Off the kitchen, a door leads to a large waterproof deck with glass railings. Below, you'll find an inlaid brick patio, a firepit area for BBQs, and partial fencing (with no side returns). The walkout basement has been upgraded into a legal suite, with large windows that flood the space with natural light. The suite includes a spacious living room, a kitchen, three bedrooms, a finished laundry room (conveniently located under the stairway), and a four-piece bathroom. This home is centrally located in the heart of Cochrane, offering easy access to nearby amenities such as shopping centers, schools, parks, and recreational facilities. It's just a short walk to kilometers of scenic pathways that meander alongside the picturesque Bow River. WELCOME HOME to a great, quiet cul-de-sac neighborhood!