

# \$744,900 - 42 Riverview Drive, Cochrane

MLS® #A2197446

**\$744,900**

4 Bedroom, 3.00 Bathroom, 1,663 sqft  
Residential on 0.13 Acres

Riverview, Cochrane, Alberta

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.

Built in 1990

## Essential Information

MLS® #	A2197446
Price	\$744,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,663
Acres	0.13
Year Built	1990
Type	Residential



Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	42 Riverview Drive
Subdivision	Riverview
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1K1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), No Smoking Home, Quartz Counters, Central Vacuum
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Natural Gas, Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Few Trees, On Golf Course
Roof	Asphalt Shingle
Construction	Wood Frame, See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 27th, 2025
Days on Market	38

Zoning R-LD

## **Listing Details**

Listing Office CIR Realty

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