



# 13 Riverview Circle Cochrane Alberta

\$674,900

Welcome to this stunning home in the highly desirable Riverview neighborhood, perfectly positioned backing onto the golf course and offering an unbeatable community. With 1,835.6 sq. ft. of living space, a partially developed basement, and an attached double garage with a 3 car wide driveway, this home truly has it all. Inside, the main floor offers a bright and inviting layout featuring a living room, family room, a formal dining room/office/den, and a sunny breakfast nook. The open concept kitchen includes a huge window overlooking the yard and golf course, flooding the space with natural light. Upstairs, you'll find 3 spacious bedrooms, including a primary suite with a walk-in closet and private 3-piece ensuite. Two additional bedrooms and a 4 piece main bathroom complete the upper level. The partially finished (framed) basement offers flexibility, leave it as is or design the perfect space to suit your needs. Outside, enjoy direct access to the golf course, perfect for any golf enthusiast. The location is truly exceptional, close to the Bow River, walking and biking trails, and close to schools, shopping, restaurants, and all the amenities Cochrane has to offer. Plus, you're only a short drive east to Calgary or west to the mountains. Seller is offering \$10,000 cash back at closing to do the carpets/updates. (id:6769)

Storage 7.42 Ft x 11.67 Ft  
Other 21.25 Ft x 11.67 Ft  
Other 13.00 Ft x 10.33 Ft  
Furnace 13.50 Ft x 9.58 Ft  
Other 8.75 Ft x 6.08 Ft  
Living room 12.42 Ft x 13.42 Ft  
Family room 15.42 Ft x 13.42 Ft  
Breakfast 12.75 Ft x 8.92 Ft  
Kitchen 10.83 Ft x 9.83 Ft  
Dining room 9.92 Ft x 9.50 Ft

Other 8.17 Ft x 3.25 Ft  
2pc Bathroom 5.25 Ft x 6.58 Ft  
Laundry room 2.83 Ft x 6.33 Ft  
Bedroom 10.33 Ft x 9.42 Ft  
Bedroom 11.25 Ft x 10.08 Ft  
4pc Bathroom 7.17 Ft x 7.42 Ft  
Primary Bedroom 14.42 Ft x 13.42 Ft  
Other 5.42 Ft x 5.33 Ft  
3pc Bathroom 6.25 Ft x 9.67 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca