



## 413 River Avenue Cochrane Alberta

\$484,500

Open House Saturday Sept 6 12pm - 2pm. Welcome to this beautiful three-bedroom, 2.5-bath townhouse located in Cochrane's desirable community of Riverview. Where else could you live adjacent to Bow River pathways, the 9-hole Cochrane Golf Club & restaurant, a large public park, the magnificent pool, rinks and gym of Spray Lakes Sport Centre and a soon to be opened Co-Op grocery store. Walk into the main floor with an open-concept kitchen featuring granite countertops, large island, gas stove, and a walk-in pantry. The kitchen flows seamlessly into the living room with a cozy gas fireplace and an adjacent dining area, all offering picturesque views of the park and river area. A south-facing deck off the living area provides the perfect space to relax and enjoy the surrounding nature. A convenient half bath completes the main floor. Upstairs, you'll find three spacious bedrooms, a four-piece main bathroom, and a laundry area for added convenience. The finished lower level offers a very spacious open family room and a beautifully designed three-piece bathroom with custom stonework. The ceiling is fully insulated for sound, and there's plenty of room for storage. Newer vinyl plank flooring adds a modern touch on the main and lower level. Additional features include a BBQ gas line and a single attached garage with work bench. Most recent updates include washing machine (2024) On demand hot water system (2025).. (id:6769)

4pc Bathroom Measurements not available

Family room 19.92 Ft x 14.83 Ft

Furnace 7.50 Ft x 4.50 Ft

Storage 4.83 Ft x 3.25 Ft

3pc Bathroom Measurements not available

Foyer 4.17 Ft x 4.00 Ft

Living room 15.58 Ft x 11.83 Ft

Kitchen 12.25 Ft x 9.92 Ft

Dining room 10.33 Ft x 8.58 Ft

Den 7.17 Ft x 3.50 Ft

2pc Bathroom Measurements not available

Primary Bedroom 13.75 Ft x 10.92 Ft

Bedroom 10.58 Ft x 8.25 Ft

Bedroom 10.75 Ft x 8.58 Ft

Laundry room 6.42 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

<http://www.frasergrouphomes.com/>



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