



76 RIVERVIEW Circle Cochrane AB

\$689,000

LOCATION! BOW RIVER! MATURE TREES! PRIVACY! Enjoy this two storey WALKOUT newly painted backing onto the BOW RIVER. Riverview offers walking paths, playgrounds, fishing off the shore, 9 hole golf course w/ a neighborhood Pub, off leash dog park, bike to Spray lakes arenas or to downtown. 3+1 bedrooms, 3 1/2 bathrms. Upgrades include windows (triple glazed), shingles, fireplace, granite counters, hardwood flooring, High Eff furnace, 2 hot water tanks, blinds, carpet, tile, appliances, upgraded cabinets in kitchen. A gazebo swing invites you to relax w/a book. Firepit in corner of yard. 3 skylites in Great room with view windows to River bring in natural light. Pergola over the patio below deck for more outdoor enjoyment. Formal DR, parlour or office. Main floor laundry/1/2 bath. The Master bedrm has a WI closet, 4pc ensuite (jetted tub). The other bathrm w/a skylite for 2 upper bedrms. Lower bedroom, 3pc bathrm, family room, benches for storage and a large storage room in walkout. Ready to move into! WELCOME HOME!

Kitchen 16'5" x 12'11"

Living Room 17'5" x 13'5"

Dining Room 12'5" x 9'11"

Office 12' x 10'2"

Breakfast Nook 8'5" x 8'5"

Laundry Room 8'5" x 5'7"

Master Bedroom 14'11" x 12'9"

Bedroom 13'3" x 9'7"

Bedroom 10'8" x 8'11"

Family Room 21'3" x 17'8"

Bedroom 12'2" x 11'2"

Storage Room 20'8" x 13'3"



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