

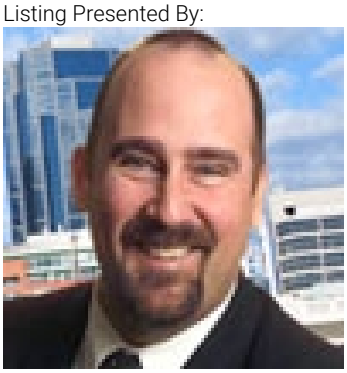
70 Riverview Circle Cochrane Alberta

$875,000

Riverfront Bungalow Living | Legal Suite | Exceptional Flexibility ~ Discover a rare opportunity in the sought-after community of Riverview. This lovely bungalow backs onto beautiful green space with direct access to walking paths and the Bow River behind, offering scenic views and a peaceful connection to nature right outside your door.A charming covered front porch creates a warm welcome, leading into a spacious foyer designed to comfortably greet family and guests. The bright, open-concept main floor features a well-appointed kitchen flowing into the dining area and spacious living room. The primary bedroom offers a walk-in closet and private ensuite, while a dedicated office/den and convenient main-floor laundry complete this level.Downstairs, the fully developed 1,379 sq. ft. basement offers exceptional versatility, with a private owner's living area featuring an additional bedroom and bathroom, plus a separate legal one-bedroom suite with its own walkout access to the backyard. Ideal for multi-generational living, extended family, guests or rental income, this unique layout offers options to suit your lifestyle.Enjoy a fully landscaped yard with mature trees, attached double garage, oversized & extra long driveway and the added peace of mind of a roof replaced in 2022. Located in a quiet, established neighbourhood close to trails and local amenities, this property combines the ease of bungalow living with an outstanding setting and income potential.River views, green space, flexible living and a legal suite--an exceptional opportunity to make Riverview home! Open House Saturday, November 7 from 2-4pm. (id:6769)

Bedroom 10.50 Ft x 14.92 Ft
3pc Bathroom 5.92 Ft x 9.17 Ft
2pc Bathroom 4.92 Ft x 5.75 Ft
4pc Bathroom 9.92 Ft x 13.75 Ft
Breakfast 10.92 Ft x 9.50 Ft
Dining room 12.08 Ft x 11.67 Ft
Foyer 7.75 Ft x 9.75 Ft
Kitchen 10.58 Ft x 9.42 Ft
Laundry room 5.42 Ft x 7.58 Ft
Living room 12.25 Ft x 15.33 Ft
Office 10.67 Ft x 12.00 Ft
Primary Bedroom 13.50 Ft x 18.42 Ft
Bedroom 9.67 Ft x 11.08 Ft
Other 13.08 Ft x 20.25 Ft
Recreational, Games room 23.33 Ft x 18.50 Ft
3pc Bathroom 9.25 Ft x 7.83 Ft

Listing Presented By:



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