

# \$859,900 - 301 Riverview Green, Cochrane

MLS® #A2267736

**\$859,900**

4 Bedroom, 4.00 Bathroom, 2,073 sqft

Residential on 0.16 Acres

Riverview, Cochrane, Alberta

OPEN HOUSE NOV 8, 1-4 A rare offering in the sought-after Town of Cochrane and "In demand" Riverview Community. Lovingly maintained by its original owners this property offers a rare opportunity to purchase a home that has been cared for with exceptional attention over the years. Situated on a quiet cul-de-sac with desirable westerly exposure, it is just a one minute walk to the breath taking "BOW RIVER," providing convenient access to Fishing, Scenic Pathways and Peaceful Nature. For GOLF enthusiasts, "The Cochrane Golf Club" is only steps away, offering an exceptional lifestyle location. Positioned on a large Corner Lot, this provides outstanding parking options-ideal for those needing space for a Trailer, Boat, Multiple Vehicles (9 parking spaces In TOTAL)or Hobby use. Featuring an oversized Heated Single Garage, Plus an Attached Double Garage with In-Floor Heating, creates an excellent flexibility for parking, storage or workshop! Step out back to an exceptional outdoor living retreat designed for year-round enjoyment. The Newer Solarium/Patio is a bright all-season retreat with natural light-perfecto for relaxing, dining, or enjoying garden views throughout the year. Setting the stage as you walk out to the Built in BBQ/Grill, Burner and 2 smoker brick station-Perfect for the grilling Devotee. Wait till you see this impressive Private Gazebo with a Huge Hot Tub, 4 Skylights, sliding doors and earthly cedar walls make this an amazing relaxing escape, ideal for parties and game



night. Step inside the front door into a receptive foyer with a stunning high-ceiling accented by a crystal chandelier and an elegant staircase that welcomes you into an open concept living area. The seamless flow connects the Living rm/Dining, Kitchen/Family rm, Laundry/Mud rm creating a cohesive and functional layout perfect for everyday living/entertaining. Cooking will be most pleasurable in the kitchen with plenty of natural light, featuring wood cabinets, granite counter tops, newer SS appliances, walk-in pantry, Island and a sun filled breakfast nook to enjoy your meals in, connected to the patio/sunroom. The Contiguous spacious family room offers a gas fireplace with built in cabinetry, a large picture window making it the perfect place to relax and entertain. The upper level boasts 3 spacious bedrms. Retreat to the primary suite with breath taking views of the river, forest and mountains, along with a luxurious 5 piece ensuite and an expansive walk in closet. The walk up basement provides a spacious recreational room with wet bar, 2 bedrooms/flex rooms/den,(whichever suites your needs) ample storage and a 3 piece bath-again perfect for guests or entertaining. Some windows have been replaced. It is evident this home commands attention making it the ultimate package, LOCATION, SIZE, VIEWS, LOT, WEST BACKYARD, THE BOW RIVER AND GOLF plus all the amenities Cochrane has to offer...Schools, Shopping, Dining and Tranquility. This is the place! MAKE THIS HOUSE YOUR HOME !!

Built in 1993

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2267736  |
| Price    | \$859,900 |
| Bedrooms | 4         |

|                |                |
|----------------|----------------|
| Bathrooms      | 4.00           |
| Full Baths     | 3              |
| Half Baths     | 1              |
| Square Footage | 2,073          |
| Acres          | 0.16           |
| Year Built     | 1993           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 301 Riverview Green |
| Subdivision | Riverview           |
| City        | Cochrane            |
| County      | Rocky View County   |
| Province    | Alberta             |
| Postal Code | T4C 1K5             |

### Amenities

|                |                                                                                                                                                                                                                                                                                   |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 9                                                                                                                                                                                                                                                                                 |
| Parking        | 220 Volt Wiring, Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Garage Faces Side, Heated Garage, Insulated, Oversized, Parking Pad, RV Access/Parking, See Remarks, Single Garage Detached, Workshop in Garage |
| # of Garages   | 3                                                                                                                                                                                                                                                                                 |

### Interior

|                   |                                                                                                                                                                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer, Water Softener, Window Coverings                                                                                                                                                                                   |
| Heating           | In Floor, Fireplace(s), Forced Air, Natural Gas                                                                                                                                                                                                                                                                         |
| Cooling           | None                                                                                                                                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                                     |

|                 |                                         |
|-----------------|-----------------------------------------|
| # of Fireplaces | 1                                       |
| Fireplaces      | Family Room, Gas, Mantle, Marble, Brass |
| Has Basement    | Yes                                     |
| Basement        | Full                                    |

## Exterior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Built-in Barbecue, Outdoor Grill, Playground                                                                                                           |
| Lot Description   | Close to Clubhouse, Corner Lot, Cul-De-Sac, Front Yard, Gazebo, Gentle Sloping, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Views |
| Roof              | Asphalt Shingle                                                                                                                                                      |
| Construction      | Brick, Stucco, Wood Frame                                                                                                                                            |
| Foundation        | Poured Concrete                                                                                                                                                      |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2025 |
| Days on Market | 3                  |
| Zoning         | R-LD               |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.