

# \$744,900 - 42 Riverview Drive, Cochrane

MLS® #A2197446

**\$744,900**

4 Bedroom, 3.00 Bathroom, 1,663 sqft

Residential on 0.13 Acres

Riverview, Cochrane, Alberta

Riverview Beauty ! This Lovely, Fully Finished 3 Level Split Home has been Impeccably Maintained and Updated over the years. New Siding, Soffits, Eavestroughs, Roof, Triple paned Polar UV windows ,Fiberglass front and back doors with Keywest locks , Sliding glass door, Interior Freshly painted , Quartz Counters, Composite Decking on the 2 Level Deck, Rubber paving in the Garage and Walkway Hot Water tank , Furnace, Gemstone Exterior Lighting, Heated floor in main bathroom, Poly B Removal the list goes on and on ! All of this and an Amazing Location as well ! Greenspace /Golf course off your Fenced Backyard with 2 Level Composite decks. Riverview offers Walking Paths and Biking Trails along the Beautiful Bow River.

Built in 1990

## Essential Information

MLS® #	A2197446
Price	\$744,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,663
Acres	0.13
Year Built	1990
Type	Residential



Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	42 Riverview Drive
Subdivision	Riverview
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1K1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Quartz Counters, Central Vacuum
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Natural Gas, Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Few Trees, On Golf Course
Roof	Asphalt Shingle
Construction	Wood Frame, See Remarks
Foundation	Poured Concrete

### Additional Information

Date Listed	February 27th, 2025
Days on Market	46

Zoning                      R-LD

**Listing Details**

Listing Office              CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.