

# \$650,000 - 13 Riverview Circle, Cochrane

MLS® #A2250772

**\$650,000**

3 Bedroom, 3.00 Bathroom, 1,836 sqft

Residential on 0.13 Acres

Riverview, Cochrane, Alberta

Welcome to this stunning home in the highly desirable Riverview neighborhood, perfectly positioned backing onto the golf course and offering an unbeatable community. With 1,835.6 sq. ft. of living space, a partially developed basement, and an attached double garage with a 3 car wide driveway, this home truly has it all. Inside, the main floor offers a bright and inviting layout featuring a living room, family room, a formal dining room/office/den, and a sunny breakfast nook. The open concept kitchen includes a huge window overlooking the yard and golf course, flooding the space with natural light. Upstairs, you'll find 3 spacious bedrooms, including a primary suite with a walk-in closet and private 3-piece ensuite. Two additional bedrooms and a 4 piece main bathroom complete the upper level. The partially finished (framed) basement offers flexibility, leave it as is or design the perfect space to suit your needs. Outside, enjoy direct access to the golf course, perfect for any golf enthusiast. The location is truly exceptional, close to the Bow River, walking and biking trails, and close to schools, shopping, restaurants, and all the amenities Cochrane has to offer. Plus, you're only a short drive east to Calgary or west to the mountains.

Built in 1990

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2250772    |
| Price          | \$650,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,836       |
| Acres          | 0.13        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 13 Riverview Circle |
| Subdivision | Riverview           |
| City        | Cochrane            |
| County      | Rocky View County   |
| Province    | Alberta             |
| Postal Code | T4C 1K2             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Walk-In Closet(s)                                                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                              |
| Cooling           | None                                                                                                    |
| Fireplace         | Yes                                                                                                     |
| # of Fireplaces   | 1                                                                                                       |
| Fireplaces        | Electric                                                                                                |
| Has Basement      | Yes                                                                                                     |
| Basement          | Full, Partially Finished                                                                                |

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior Features | Other, Private Entrance, Private Yard                                                          |
| Lot Description   | Back Yard, Backs on to Park/Green Space, No Neighbours Behind, On Golf Course, Rectangular Lot |
| Roof              | Asphalt                                                                                        |
| Construction      | Stone, Wood Frame                                                                              |
| Foundation        | Poured Concrete                                                                                |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 65                |
| Zoning         | R-LD              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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