

# \$870,000 - 31 Riverview Drive, Cochrane

MLS® #A2249739

**\$870,000**

3 Bedroom, 3.00 Bathroom, 1,846 sqft

Residential on 0.13 Acres

Riverview, Cochrane, Alberta

OPEN HOUSE SUNDAY AUGUST 24th 12:30

- 2:30 pm. Look no further, this home is the

best of both worlds, a fully renovated "new" home in the mature, highly sought-after community of Riverview. This home has been completely transformed from top to bottom within the past two years. Every detail has been upgraded, including: new electrical and panel, plumbing, high-efficiency furnace and ducting, 70-gallon hot water tank, water softener, Sinope automated water shut-off system, roof, siding, windows, fibreglass front door with European locks, flooring, knockdown ceilings, lighting, trim, doors, appliances, kitchen, bathrooms, deck, and more. Truly move-in ready with nothing left to do! The main floor welcomes you with wide-plank engineered hardwood, a bright front sitting room, and a European-inspired kitchen featuring matte quartz counters, high-end appliances, accent shelving, and a stylish backsplash. The cozy great room, complete with a gas fireplace and large south-facing windows, overlooks the beautifully landscaped yard. A

custom-designed laundry space adds both function and style. Upstairs, a brand-new railing leads you to the luxurious primary retreat with a spa-like ensuite - heated floors, double quartz vanity, sliding barn door, glass shower with textured tile, and a walk-in closet with custom wood organizers. Two additional spacious bedrooms and a full bathroom complete the upper level. The lower level



offers a large open rec space with Cat 5 wiring for gaming or streaming, storage galore, and potential to add another bedroom. The attached garage has been upgraded with Polyaspartic flooring, fresh paint, and new lighting. Outside, enjoy a private and mature yard with garden beds, a tiered deck, and plenty of space for kids and pets. Located in the highly desirable Riverview community, youâ€™ll love immediate access to pathways along the Bow River, nearby parks, schools, shopping, and even walking distance to the golf course. Donâ€™t miss this rare opportunityâ€”a fully renovated home in one of Cochraneâ€™s most established communities wonâ€™t last long!

Built in 1990

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249739    |
| Price          | \$870,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,846       |
| Acres          | 0.13        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 31 Riverview Drive |
| Subdivision | Riverview          |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |

Postal Code T4C 1K1

### Amenities

Parking Spaces 4  
Parking Double Garage Attached, Insulated  
# of Garages 2

### Interior

Interior Features Built-in Features, Granite Counters, Kitchen Island, Pantry, See Remarks, Storage, Walk-In Closet(s)  
Appliances Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Entrance  
Lot Description Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed August 19th, 2025  
Days on Market 4  
Zoning R-LD

### Listing Details

Listing Office CIR Realty

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.