$674,900 - 13 Riverview Circle, Cochrane

MLS® #A2250772

$674,900
3 Bedroom, 3.00 Bathroom, 1,836 sqft
Residential on 0.13 Acres

Riverview, Cochrane, Alberta

** OPEN HOUSE: Sunday, August 24th 1-4pm ** 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, youâ€™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. Book you showing today!

Built in 1990

Essential Information

MLS® #	A2250772
Price	$674,900
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, Rectangular Lot, On Golf Course
Roof	Asphalt
Construction	Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 23rd, 2025
Zoning	R-LD

Listing Details

Listing Office	eXp Realty

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