

# **\$534,900 - 2, 8 Riverview Circle S, Cochrane**

MLS® #A2225909

**\$534,900**

3 Bedroom, 3.00 Bathroom, 1,274 sqft

Residential on 0.01 Acres

Riverview, Cochrane, Alberta

Riverview Villas is a unique area of Cochrane. It is a 55 + condo complex in the heart of the Riverview subdivision. Location, Location, Location. It is quiet and near The Bow River walkways and Parks. The Riverview Golf course is also just a few blocks away. This unit has many great features, such as Hardwood in the Kitchen ,Breakfast nook and Flex area with a gas fireplace. There is also a deck off the Breakfast nook for your early morning coffee. The two piece bathroom/Laundry room is also on the main floor for your convenience right next to the Primary Bedroom and the 4 piece ensuite bathroom. Also located on the main floor as you enter the unit is a large living room and formal Dining room area which could be incorporated into the Living room if so desired. The basement has a large Family room with Gas Fireplace, two more bedrooms, (one of those could be an office or den area) a 4 piece bathroom and a large storage room. The attached garage has room for two cars and has a ramp in it for convenience to take in your groceries and can accomodate a wheelchair or walker. The exterior grass cutting and snow removal are part of the maintenance program included in the condo fees. There are ongoing events planned for this complex annually. Don't miss out on this opportunity to be a part of this community. Book your showing soon.

Built in 1992

## **Essential Information**



MLS® #	A2225909
Price	\$534,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,274
Acres	0.01
Year Built	1992
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	2, 8 Riverview Circle S
Subdivision	Riverview
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1X1

### Amenities

Amenities	Park, Playground, Snow Removal
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front, Parking Pad, Garage Door Opener, Paved
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Suspended Ceiling
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Electric Water Heater
Heating	Forced Air, Natural Gas, Central, Fireplace(s)
Cooling	None
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas, Blower Fan
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot, City Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 2nd, 2025
Days on Market	33
Zoning	R-MX

## Listing Details

Listing Office	CIR Realty
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