

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

MLS® #A2249739

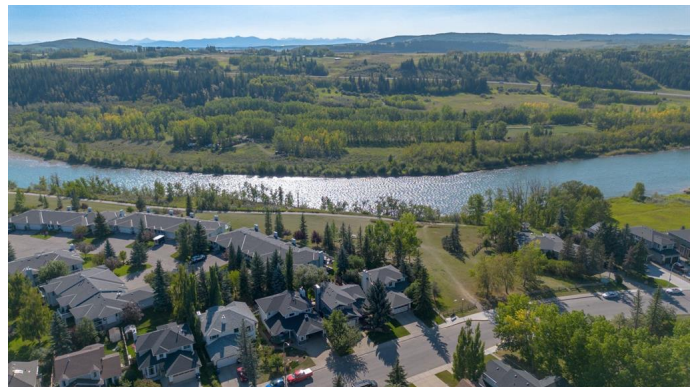
**\$870,000**

3 Bedroom, 3.00 Bathroom, 1,846 sqft

Residential on 0.13 Acres

Riverview, Cochrane, Alberta

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 | 44                |
| Zoning         | R-LD              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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