

# \$724,900 - 7 Riverview Circle, Cochrane

MLS® #A2215186

**\$724,900**

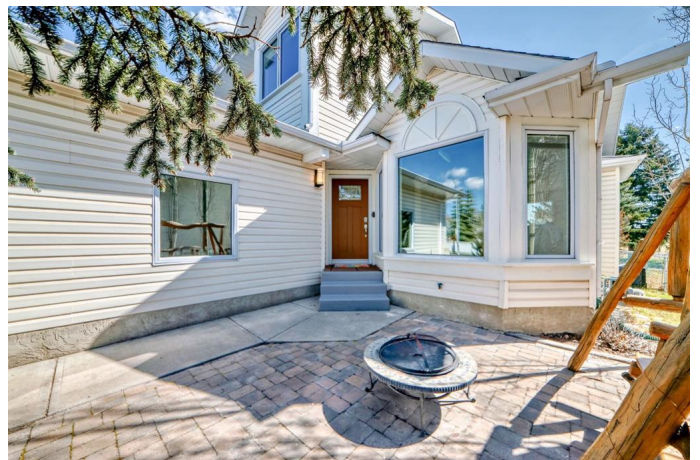
5 Bedroom, 4.00 Bathroom, 1,743 sqft  
Residential on 0.13 Acres

Riverview, Cochrane, Alberta

## BACKING ON THE GOLF COURSE!

Welcome to this beautifully updated 5-bedroom, 3.5-bathroom two-storey home nestled in the heart of Riverview—one of Cochrane's most sought-after communities. Situated on a quiet street with great neighbours and easy access to parks, riverside paths, and an excellent golf course, this spacious family home offers exceptional upgrades and move-in ready comfort.

Step inside and immediately appreciate the warmth and efficiency of all new luxury triple-pane windows and doors, rich hardwood floors, and LED lighting throughout the home. The main level features a large living space, including a separate living rm and dining area, spacious kitchen, adjacent family room with Wood burning fireplace, and a combo main floor laundry/2 pce bath. Upstairs, an expansive master bedroom welcomes you with a charming bay window, a generous walk-in closet, and a luxurious 4-piece ensuite complete with a jetted soaker tub, tiled floors, and separate shower. You'll also find two additional bedrooms and a renovated 3-piece bathroom up, while the fully developed (and freshly painted) basement is perfect for entertaining or relaxing. Enjoy movie nights in the dedicated media/rec room, with an A/V cabinet built around the electrical panel—a turnkey home theatre setup (theater chairs and platform could be available for purchase). The lower level also features two additional



bedrooms (one with a walk-in closet), a modern 3-piece bathroom, and thoughtful sound insulation between floors for added privacy. The home's systems are just as impressive, with a subfloor below the basement flooring, Cat 5e wiring to multiple rooms, a mechanical damper on the furnace, and a plumbing pressure limiter also installed. The hot water tank was replaced in 2014, and all toilets have been upgraded to efficient low-flow models.

Outside, enjoy a well-maintained yard, huge 2 tiered deck and an available hot tub that's been overhauled with new pumps, controls, and a cover"also potentially available for sale. The double attached garage is heated, insulated, and offers overhead storage, making it the perfect year-round workspace or storage area.

Topped off with new shingles installed in 2018, this home offers peace of mind for years to come.

Don't miss your chance to live in a welcoming neighbourhood, in a home that's been carefully updated and thoughtfully maintained, with privacy and views right out your back door. Make your appointment to view today.

Built in 1990

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2215186  |
| Price          | \$724,900 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,743     |
| Acres          | 0.13      |

|            |             |
|------------|-------------|
| Year Built | 1990        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 7 Riverview Circle |
| Subdivision | Riverview          |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C 1K2            |

### Amenities

|                |                                                                                                                          |
|----------------|--------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                        |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated |
| # of Garages   | 2                                                                                                                        |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Closet Organizers, Jetted Tub, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s), Wired for Data |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings                                                                       |
| Heating           | Central, Forced Air, Natural Gas                                                                                                          |
| Cooling           | None                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                         |
| Fireplaces        | Family Room, Mantle, Tile, Wood Burning, Glass Doors                                                                                      |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Finished, Full                                                                                                                            |

### Exterior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                                                                            |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neighbours Behind, Private, See Remarks, Views, Close to Clubhouse, On Golf Course, Level, Secluded |
| Roof              | Asphalt Shingle                                                                                                                                                         |
| Construction      | Brick, Vinyl Siding, Wood Frame                                                                                                                                         |

Foundation                Poured Concrete

**Additional Information**

Date Listed                April 25th, 2025  
Days on Market            4  
Zoning                      R-LD

**Listing Details**

Listing Office              TREC The Real Estate Company

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