

\$724,900 - 7 Riverview Circle, Cochrane

MLS® #A2215186

\$724,900

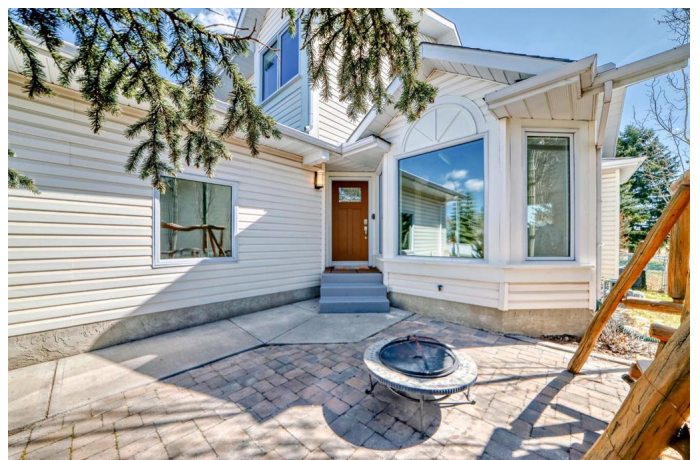
5 Bedroom, 4.00 Bathroom, 1,743 sqft
Residential on 0.13 Acres

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 room and dining area, spacious kitchen, adjacent family room with wood burning fireplace, and a combo main floor laundry/2 piece 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 2

Zoning R-LD

Listing Details

Listing Office TREC The Real Estate Company

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