

**79 Riverview Circle
Cochrane, Alberta**

MLS # A2308062



\$825,000

Division:	Riverview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,301 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Lawn, Level, On Golf Course, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Open Floorplan, Stone Counters, Walk-In Closet(s)		

Inclusions: Solar System

OPEN HOUSE SATURDAY JUNE 6 1:30 -2:30 || BOW RIVER LIFESTYLE | BUNGALOW LIVING | GOLF COURSE VIEWS
 Opportunities like this are rare. Nestled in one of Cochrane's most coveted neighbourhoods, this beautifully updated bungalow offers an exceptional lifestyle just steps from the Bow River pathway system and within easy walking distance of downtown amenities, shops, restaurants, and recreation. Backing onto the 6th tee of Riverview Golf Club, the property enjoys peaceful golf course views, mature landscaping, and frequent visits from deer and local wildlife. Whether you're enjoying your morning coffee on the expansive rear deck or taking an evening walk along the nearby river pathways, this home offers the perfect balance of nature, recreation, and convenience. The thoughtfully redesigned main floor embraces open-concept living, creating bright and welcoming spaces ideal for both everyday living and entertaining. At the heart of the home is a stunning chef-inspired kitchen featuring a gas range, leather-finish stone countertops, and exceptional storage. The adjoining dining and living areas are anchored by a charming wood-burning fireplace with gas lighter and framed by large windows that showcase the tranquil setting beyond. Designed with convenience in mind, the main level also features a flexible office or sitting area, an elegant powder room, and a spacious primary retreat complete with a beautifully renovated ensuite, custom walk-in closet, and the added luxury of main-floor laundry. The fully developed lower level offers two additional bedrooms, a large recreation room, a full bathroom, and abundant storage space—providing flexibility for guests, hobbies, or future customization. Additional features include an oversized double attached garage, generous parking, a microgeneration solar system, and the complete

replacement of Poly-B plumbing for added peace of mind. Set among mature trees in a quiet, established community known for its friendly atmosphere and unbeatable location, this is a rare opportunity to enjoy the ease of bungalow living in one of Cochrane's most desirable neighbourhoods—where golf, pathways, downtown amenities, and the beauty of the Bow River are all just moments from your doorstep.