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70 Riverview Circle
Cochrane, Alberta

MLS # A2352769

$850,000

Division:	Riverview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,452 sq.ft.	**Age:**	1990 (36 yrs old)
Beds:	3	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Fireplace(s), Forced Air	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-LD
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: Basement suite: Fridge, Stove, Microwave/Hoodfan, Washer/ Dryer

Riverfront Bungalow Living | Legal Suite | Exceptional Flexibility ~ Discover a rare opportunity in the sought-after community of Riverview. This lovely bungalow backs onto beautiful green space with direct access to walking paths and the Bow River behind, offering scenic views and a peaceful connection to nature right outside your door. A charming covered front porch creates a warm welcome, leading into a spacious foyer designed to comfortably greet family and guests. The bright, open-concept main floor features a well-appointed kitchen flowing into the dining area and spacious living room. The primary bedroom offers a walk-in closet and private ensuite, while a dedicated office/den and convenient main-floor laundry complete this level. Downstairs, the fully developed 1,379 sq. ft. basement offers exceptional versatility, with a private owner’s living area featuring an additional bedroom and bathroom, plus a separate legal one-bedroom suite with its own walkout access to the backyard. Ideal for multi-generational living, extended family, guests or rental income, this unique layout offers options to suit your lifestyle. Enjoy a fully landscaped yard with mature trees, attached double garage, oversized & extra long driveway and the added peace of mind of a roof replaced in 2022. Located in a quiet, established neighbourhood close to trails and local amenities, this property combines the ease of bungalow living with an outstanding setting and income potential. River views, green space, flexible living and a legal suite—an exceptional opportunity to make Riverview home! Open House Saturday, October 17 from 1-4pm.

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