\$530,000 - 604, 413 River Avenue, Cochrane

MLS® #A2257077

\$530,000

4 Bedroom, 4.00 Bathroom, 1,374 sqft Residential on 0.03 Acres

Riverview, Cochrane, Alberta

Riverside living meets everyday convenience in Riverview! This freshly painted 4-bedroom, 3.5-bathroom retreat blends comfort, style, and nature. The thoughtful layout balances open gathering spaces with private retreats, including a primary ensuite with double sinks, a sleek stand-up shower, and a soaking tub perfect for unwinding. The hot water on demand system was recently installed (May 2025). A finished basement offers additional living space, while the double garage provides plenty of room for vehicles, gear, and hobbies.

Step outside to not one but two expansive decks, north and south facing, where you can start your mornings with sunrise coffee and end your evenings with sunset views in total tranquility. Nestled in Cochrane's highly sought-after Riverview community, this home surrounds you with nature while keeping every convenience close at hand. From pathways along the river to afternoons on the golf course, this isn't just a home! It's a lifestyle.



Essential Information

MLS® # A2257077
Price \$530,000

Bedrooms 4
Bathrooms 4.00







Full Baths 3 Half Baths 1

Square Footage 1,374 Acres 0.03 Year Built 2010

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 604, 413 River Avenue

Subdivision Riverview City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C0P2

Amenities

Amenities None

Parking Spaces 4

Parking Double Garage Attached, Driveway

of Garages 2

Interior

Interior Features Double Vanity, Kitchen Island, Laminate Counters, No Smoking Home,

Pantry, Soaking Tub, Walk-In Closet(s)

Appliances Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s),

Washer/Dryer Stacked, Window Coverings, Instant Hot Water

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Electric, Living Room

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony

Lot Description Landscaped

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 19th, 2025

Days on Market 1

Zoning RMD

Listing Details

Listing Office Century 21 Masters

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