

\$870,000 - 31 Riverview Drive, Cochrane

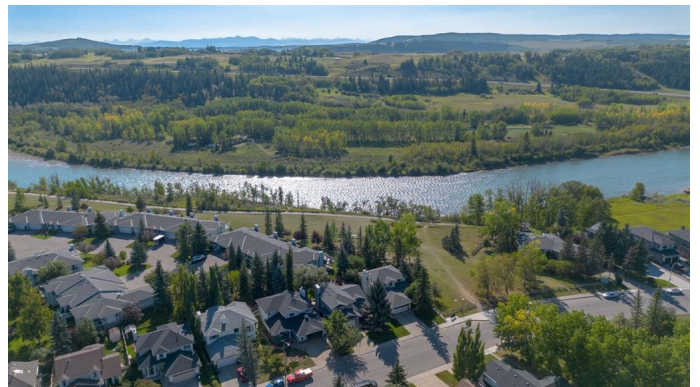
MLS® #A2249739

\$870,000

3 Bedroom, 3.00 Bathroom, 1,846 sqft
Residential on 0.13 Acres

Riverview, Cochrane, Alberta

Look no further, this home is the best of both worlds, a fully renovated "new" home in the mature, highly sought-after community of Riverview. This home has been completely transformed from top to bottom within the past two years. Every detail has been upgraded, including: new electrical and panel, plumbing, high-efficiency furnace and ducting, 70-gallon hot water tank, water softener, Sinope automated water shut-off system, roof, siding, windows, fibreglass front door with European locks, flooring, knockdown ceilings, lighting, trim, doors, appliances, kitchen, bathrooms, deck, and more. Truly move-in ready with nothing left to do! The main floor welcomes you with wide-plank engineered hardwood, a bright front sitting room, and a European-inspired kitchen featuring matte quartz counters, high-end appliances, accent shelving, and a stylish backsplash. The cozy great room, complete with a gas fireplace and large south-facing windows, overlooks the beautifully landscaped yard. A custom-designed laundry space adds both function and style. Upstairs, a brand-new railing leads you to the luxurious primary retreat with a spa-like ensuite - heated floors, double quartz vanity, sliding barn door, glass shower with textured tile, and a walk-in closet with custom wood organizers. Two additional spacious bedrooms and a full bathroom complete the upper level. The lower level offers a large open rec space with Cat 5 wiring for gaming or streaming, storage galore, and



potential to add another bedroom. The attached garage has been upgraded with Polyaspartic flooring, fresh paint, and new lighting. Outside, enjoy a private and mature yard with garden beds, a tiered deck, and plenty of space for kids and pets. Located in the highly desirable Riverview community, you'll love immediate access to pathways along the Bow River, nearby parks, schools, shopping, and even walking distance to the golf course. Don't miss this rare opportunity—a fully renovated home in one of Cochrane's most established communities won't last long!

Built in 1990

Essential Information

MLS® #	A2249739
Price	\$870,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,846
Acres	0.13
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	31 Riverview Drive
Subdivision	Riverview
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1K1

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

Interior

Interior Features	Built-in Features, Granite Counters, Kitchen Island, Pantry, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Garden, Landscaped, Lawn, Level, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 19th, 2025
Days on Market	2
Zoning	R-LD

Listing Details

Listing Office	CIR Realty
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