

# \$699,000 - 153 Riverview Circle, Cochrane

MLS® #A2234075

**\$699,000**

3 Bedroom, 2.00 Bathroom, 1,585 sqft

Residential on 0.14 Acres

Riverview, Cochrane, Alberta

This spacious 1,627 sq ft walk-out bi-level home backs west onto the 9th hole of the Cochrane Golf Club, offering stunning views and peaceful surroundings. If that's not enough, this home also fronts onto a large park so no neighbours behind OR in front. The main level features soaring vaulted ceilings throughout the living room, foyer, kitchen, dining area, and family room—creating an airy, open feel perfect for entertaining. Enjoy hardwood flooring throughout the main floor and cozy up by the gas fireplace in the family room. The open style kitchen features an island and views of the golf course. The large primary bedroom includes a 4-piece ensuite and walk-in closet, while the second bedroom is conveniently located near a full hall bath. Downstairs, the walk-out basement is partially finished with a generous rec room (featuring a second gas fireplace) and a laundry room. With framing already in place, finishing the remaining basement space is a breeze. A double attached garage, updated plumbing with the Poly-B piping removed, and a premium golf course location make this home a rare find. The location is extremely quiet yet still is walkable to shops. Properties like this do not come onto the market that often so don't wait long to view the property.

Built in 1993

## Essential Information



MLS® #	A2234075
Price	\$699,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,585
Acres	0.14
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	153 Riverview Circle
Subdivision	Riverview
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C1K9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

### Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Low Maintenance Landscape, Rectangular Lot, Views, On Golf Course
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 27th, 2025
Days on Market	8
Zoning	R-LD

**Listing Details**

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.