

\$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

OPEN HOUSE SATURDAY AUGUST 30th
12:00 - 2:00 pm. 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, youâ€™ll love immediate access to pathways along the Bow River, nearby parks, schools, shopping, and even walking distance to the golf course. Donâ€™t miss this rare opportunityâ€”a fully renovated home in one of Cochraneâ€™s most established communities wonâ€™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
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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, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 19th, 2025
Days on Market	13
Zoning	R-LD

Listing Details

Listing Office	CIR Realty
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