



**203, 413 River Avenue , Cochrane, Alberta - \$484,500**



Main Photo

## Property Description

Open House Saturday Sept 6 12pm - 2pm. Welcome to this beautiful three-bedroom, 2.5-bath townhouse located in Cochrane's desirable community of Riverview. Where else could you live adjacent to Bow River pathways, the 9-hole Cochrane Golf Club & restaurant, a large public park, the magnificent pool, rinks and gym of Spray Lakes Sport Centre and a soon to be opened Co-Op grocery store. Walk into the main floor with an open-concept kitchen featuring granite countertops, large island, gas stove, and a walk-in pantry. The kitchen flows seamlessly into the living room with a cozy gas fireplace and an adjacent dining area, all offering picturesque views of the park and river area. A south-facing deck off the living area provides the perfect space to relax and enjoy the surrounding nature. A convenient half bath completes the main floor. Upstairs, you'll find three spacious bedrooms, a four-piece main bathroom, and a laundry area for added convenience.

The finished lower level offers a very spacious open family room and a beautifully designed three-piece

bathroom with custom stonework. The ceiling is fully insulated for sound, and there's plenty of room for storage. Newer vinyl plank flooring adds a modern touch on the main and lower level. Additional features include a BBQ gas line and a single attached garage with work bench. Most recent updates include washing machine (2024) On demand hot water system (2025).

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