

**36 Riverview Drive**  
**Cochrane, Alberta**

**MLS # A2271323**



**\$729,900**

<b>Division:</b>	Riverview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,265 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** All Lighting Fixtures Attached

Welcome to this beautifully renovated bi-level home in the highly sought-after community of Riverview — perfectly positioned along the 4th Tee of the Cochrane Golf Course! With stunning views, modern upgrades, and a location that blends relaxation with convenience, this is an exceptional opportunity to live in one of Cochrane's most cherished neighbourhoods. Extensively UPDATED beginning in 2024, this home combines modern finishes with an unbeatable location and a functional family layout. Step inside to find fresh updates throughout, including NEW CEILINGS, NEW PAINT, NEW WINDOWS, NEW CABINETRY, NEW TILE, and LUXURY VINYL PLANK FLOORING on both levels. ALL POLY B REMOVED! The bright, open main floor features VAULTED CEILINGS and a welcoming living room. The modernized kitchen is equipped with NEW 2024 APPLIANCES—fridge, range, and dishwasher—making it move-in ready. The main level offers three bedrooms, including a spacious primary bedroom complete with a WALK-IN CLOSET and updated 3-piece ENSUITE featuring QUARTZ COUNTERS. The additional bathrooms throughout the home have also been refreshed. Downstairs, the FULLY FINISHED BASEMENT anchored by a charming WOOD-BURNING FIREPLACE in the Rec Room also includes two additional bedrooms, UPDATED FLOORING, and a dedicated OFFICE—perfect for work or study. Don't miss the fun "GAMES CAVE" tucked under the stairs! A Central vac is roughed in for future convenience. Outside, enjoy incredible privacy with NO NEIGHBOURS BEHIND and a stunning view of the golf course. The newly built DOUBLE-TIER VINYL DECK is the perfect spot to relax, entertain, or watch golfers tee off. A beautifully updated bungalow in one of Cochrane's most scenic

locations&mdash;this is Riverview living at its best!