

# \$530,000 - 606, 413 River Avenue, Cochrane

MLS® #A2209896

**\$530,000**

4 Bedroom, 4.00 Bathroom, 1,777 sqft  
Residential on 0.03 Acres

Riverview, Cochrane, Alberta

Stunning End-Unit Townhome with Double Car Garage in a Picturesque, Nature-Infused Community

Nestled in a tranquil and nature-bound community, this beautiful end-unit townhome offers a perfect balance of space, style, and comfort. A spacious entryway welcomes you to the ground level, which includes a full bathroom, a cozy bedroom, and a laundry/utility room with a tankless, on-demand hot water heater. Upstairs, the bright and airy kitchen features an island, and plank hardwood floors. The spacious dining room opens up to a private back deck, complete with a gas line for your BBQ.

The inviting living room is perfect for relaxation, with a gas fireplace and a south-facing balcony that brings in plenty of natural light. A convenient powder room completes this main level. On the upper floor, you'll find three generous bedrooms and a 4-piece main bathroom. The primary suite is a true retreat, featuring a walk-in closet and a luxurious 5-piece ensuite with double sinks, a soaker tub, and a separate shower.

Surrounded by the lush beauty of nature, this home is located just steps from the Bow River and the Cochrane Golf Club, offering outdoor recreation right outside your door. Plus, the SLS Recreation Center, with its full range of sports and wellness facilities, is just a short drive away, providing endless opportunities for active living.

Within walking distance to Cochrane's™



blossoming shopping district and only a short 15â€“20 minute drive from Calgary, this townhome offers the perfect opportunity to escape the hustle and bustle of urban life while staying connected to all the conveniences you need. Donâ€™t miss outâ€”schedule a private viewing today and experience the peaceful charm of Riverview, a community that feels like home.

Built in 2010

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2209896      |
| Price          | \$530,000     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,777         |
| Acres          | 0.03          |
| Year Built     | 2010          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 606, 413 River Avenue |
| Subdivision | Riverview             |
| City        | Cochrane              |
| County      | Rocky View County     |
| Province    | Alberta               |
| Postal Code | T4C 0P2               |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Trash, Visitor Parking |
| Parking Spaces | 4                      |

|              |                                            |
|--------------|--------------------------------------------|
| Parking      | Additional Parking, Double Garage Attached |
| # of Garages | 2                                          |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Tankless Hot Water                                                                                        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings, Tankless Water Heater |
| Heating           | Forced Air                                                                                                                |
| Cooling           | None                                                                                                                      |
| Fireplace         | Yes                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                         |
| Fireplaces        | Gas                                                                                                                       |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Finished, Full                                                                                                            |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                        |
| Lot Description   | See Remarks                                  |
| Roof              | Asphalt Shingle                              |
| Construction      | Stone, Vinyl Siding, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 19              |
| Zoning         | R-MD            |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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