$724,900 - 7 Riverview Circle, Cochrane

MLS® #A2215186

$724,900
5 Bedroom, 4.00 Bathroom, 1,743 sqft
Residential on 0.13 Acres

Riverview, Cochrane, Alberta

BACKING ON THE GOLF COURSE! Welcome to this beautifully updated 5-bedroom, 3.5-bathroom two-storey home nestled in the heart of Riverviewâ€”one of Cochraneâ€™s most sought-after communities. Situated on a quiet street with great neighbours and easy access to parks, riverside paths, and an excellent golf course, this spacious family home offers exceptional upgrades and move-in ready comfort.

Step inside and immediately appreciate the warmth and efficiency of all new luxury triple-pane windows and doors, rich hardwood floors, and LED lighting throughout the home. The main level features a large living space, including a separate living rm and dining area, spacious kitchen, adjacent family room with Wood burning firplace, and a combo main floor laundry/2 pce bath. Upstairs, an expansive master bedroom welcomes you with a charming bay window, a generous walk-in closet, and a luxurious 4-piece ensuite complete with a jetted soaker tub, tiled floors, and separate shower. Youâ€™ll also find two additional bedrooms and a renovated 3-piece bathroom up, while the fully developed (and freshly painted) basement is perfect for entertaining or relaxing. Enjoy movie nights in the dedicated media/rec room, with an A/V cabinet built around the electrical panelâ€”a turnkey home theatre setup (theater chairs and platform could be available for purchase). The lower level also features two additional

bedrooms (one with a walk-in closet), a modern 3-piece bathroom, and thoughtful sound insulation between floors for added privacy. The homeâ€™s systems are just as impressive, with a subfloor below the basement flooring, Cat 5e wiring to multiple rooms, a mechanical damper on the furnace, and a plumbing pressure limiter also installed . The hot water tank was replaced in 2014, and all toilets have been upgraded to efficient low-flow models.

Outside, enjoy a well-maintained yard, huge 2 tiered deck and an available hot tub thatâ€™s been overhauled with new pumps, controls, and a coverâ€”also potentially available for sale. The double attached garage is heated, insulated, and offers overhead storage, making it the perfect year-round workspace or storage area.

Topped off with new shingles installed in 2018, this home offers peace of mind for years to come.

Don't miss your chance to live in a welcoming neighbourhood, in a home that's been carefully updated and thoughtfully maintained, with privacy and views right out your back door. Make your appointment to view today.

Built in 1990

Essential Information

MLS® #	A2215186
Price	$724,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,743
Acres	0.13

Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	7 Riverview Circle
Subdivision	Riverview
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1K2

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Jetted Tub, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s), Wired for Data
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Mantle, Tile, Wood Burning, Glass Doors
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neighbours Behind, Private, See Remarks, Views, Close to Clubhouse, On Golf Course, Level, Secluded
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame

Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2025
Days on Market	5
Zoning	R-LD

Listing Details

Listing Office	TREC The Real Estate Company

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