

\$530,000 - 604, 413 River Avenue, Cochrane

MLS® #A2257077

\$530,000

4 Bedroom, 4.00 Bathroom, 1,374 sqft

Residential on 0.03 Acres

Riverview, Cochrane, Alberta

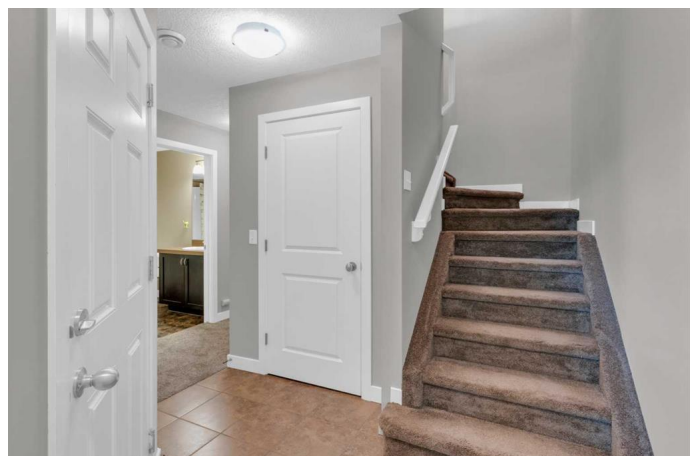
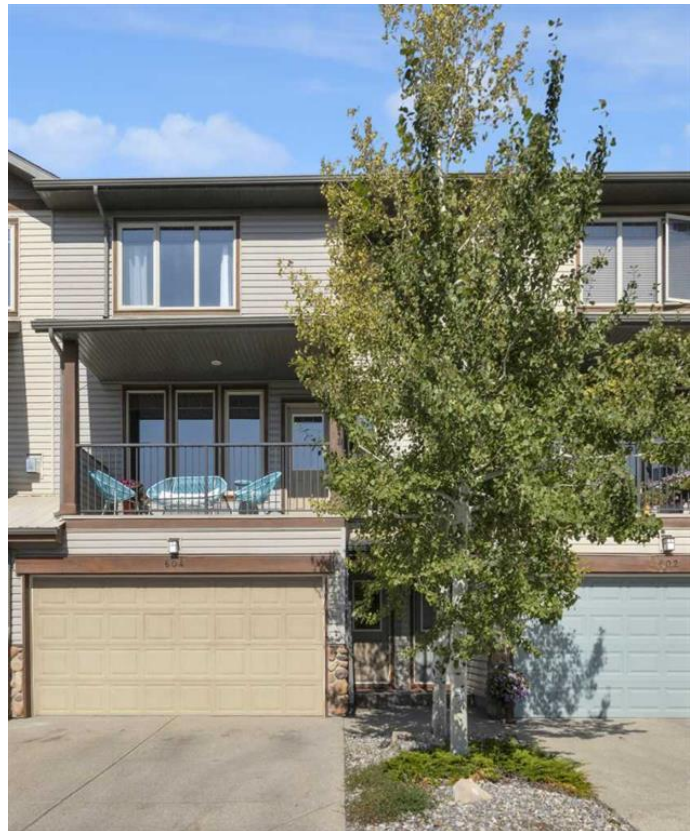
Riverside living meets everyday convenience in Riverview! This freshly painted 4-bedroom, 3.5-bathroom retreat blends comfort, style, and nature. The thoughtful layout balances open gathering spaces with private retreats, including a primary ensuite with double sinks, a sleek stand-up shower, and a soaking tub perfect for unwinding. The hot water on demand system was recently installed (May 2025). A finished basement offers additional living space, while the double garage provides plenty of room for vehicles, gear, and hobbies.

Step outside to not one but two expansive decks, north and south facing, where you can start your mornings with sunrise coffee and end your evenings with sunset views in total tranquility. Nestled in Cochrane's highly sought-after Riverview community, this home surrounds you with nature while keeping every convenience close at hand. From pathways along the river to afternoons on the golf course, this isn't just a home! It's a lifestyle.

Built in 2010

Essential Information

MLS® #	A2257077
Price	\$530,000
Bedrooms	4
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	1,374
Acres	0.03
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	604, 413 River Avenue
Subdivision	Riverview
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0P2

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Instant Hot Water, Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
-------------------	---------

Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	4
Zoning	RMD

Listing Details

Listing Office	Century 21 Masters
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.