

**101 Riversong Boulevard
Cochrane, Alberta**

MLS # A2178693



\$529,900

Division:	Precedence		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,415 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	RC1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting		

Inclusions: N/A

Amazing Townhouse for a Tremendous price! These 3 bedroom 1400 sqft townhouses are something special and ready for immediate Possession. Fee Simple living, that's right, these are not condominium units, so no monthly fees. Fully fenced back yard, landscaped front and back as well as a double detached garage, so no scraping your vehicle. The inside features an open concept main floor with a central kitchen, large living room and a dining area that opens up to a large exterior rear deck. There is a Large front porch with river Vally views, and quick access to pathways. The upper floor features two large additional bedrooms as well a well appointed master suite. Laundry closet also located upstairs. The basement is full height and will be undeveloped. Book your private tour today.