

**206 Riviera View**  
**Cochrane, Alberta**

**MLS # A2301191**



**\$859,900**

<b>Division:</b>	Riviera		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,260 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage D		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Street Lighting, T		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Dry Bar, High Ceilings, Open Floorplan		

**Inclusions:** Window Coverings, Garage Heater, Climbing Wall, All Lighting Fixtures, Built-In Shelves, TV Wall Mount(s), Nest Camera Outside, Vivent Security System (unmonitored), Curtains, Attached Beams throughout, Shelving above Bar in Basement, Automatic Blinds in Master, Barn door with Attachments

WELCOME TO RIVIERA &mdash; WHERE LUXURY, NATURE, AND MODERN LIVING COME TOGETHER. Situated on a desirable pie-shaped lot in one of Cochrane's most sought-after communities, this stunning fully developed home offers over-the-top upgrades, exceptional craftsmanship, and a lifestyle that's hard to match. From the moment you step inside, you'll be captivated by the grand open-to-below foyer, soaring windows, exposed ceiling beams, and abundance of natural light. The thoughtfully designed main floor features a dedicated home office, elegant feature walls, and an inviting open-concept layout perfect for everyday living and entertaining. The chef-inspired kitchen is the heart of the home, showcasing upgraded appliances, a gas cooktop with range hood, quartz countertops, an oversized island, and designer finishes throughout. The adjoining living room is equally impressive, anchored by a floor-to-ceiling stone fireplace that creates a warm and sophisticated gathering space. Upstairs, you'll find a spacious bonus room, three generously sized bedrooms, and a luxurious primary retreat designed for relaxation. Enjoy your own private fireplace, automated blinds, tinted windows, a spa-inspired 5-piece ensuite with soaker tub and tiled shower, and a walk-through closet complete with custom organizers and a stylish barn door. The professionally finished basement elevates entertaining to the next level with 9-foot ceilings, a wet bar with bar fridge, custom beam details, and a spacious theatre room perfect for movie nights, game days, or hosting family and friends. Step outside and discover your own backyard oasis. The west-facing yard has been professionally landscaped and features an expansive composite deck with glass railings spanning the back of the home, a beautiful pergola-covered seating area, and a stunning stone fire pit. Enjoy peaceful

evenings, breathtaking sunsets, and peek-a-boo river views, with mature privacy to come as the surrounding trees continue to grow. Additional highlights include central air conditioning, Nest Smart Home integration, multiple custom feature walls, and countless thoughtful upgrades throughout. Located just steps from scenic river pathways and nature trails, and minutes from Spray Lakes Recreation Centre, residents enjoy access to swimming, skating, climbing, pickleball, basketball courts, soccer fields, and the popular summer Farmers' Market. This exceptional Riviera home offers the perfect blend of luxury, comfort, technology, and outdoor living. A rare opportunity in an incredible location.