

126 Riviera View
Cochrane, Alberta

MLS # A2308411



\$1,295,000

Division:	Riviera		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,741 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Heated Garage, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Gazebo, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Stone, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Soft Closing Doors and Drawers, Barn Door with Hardware, Electric Fireplace, Garage Heater, Built-Ins with Bench in Mudroom, Outdoor Lighting on Gazebo, Outdoor Shed(s), Window Coverings, TV Wall Mount(s), All Cabinets Attached in Garage, All Built-In Shelving, All Lighting Fixtures Attached, Built-In Speakers with Sonos System on Main & Upper, Two 240V plugs in garage, Steel Beam for Hoist System in Garage, Retractable Wind/Sun Screens on Gazebo, Water Feature at Front, Wall Safe

WELCOME TO 126 RIVIERA VIEW, where lifestyle, comfort, and breathtaking natural surroundings come together in one of Cochrane's most sought-after river communities. This FULLY FINISHED WALKOUT HOME backs onto the BOW RIVER with incredible valley views, scenic pathways, and an oversized driveway with ample room for RV parking, extra vehicles, or recreational toys. The bright OPEN-CONCEPT MAIN FLOOR was thoughtfully designed for both everyday living and entertaining, featuring large windows that flood the home with NATURAL LIGHT while perfectly framing the surrounding greenery and views. The inviting living room is centered around a COZY GAS FIREPLACE, creating a warm and welcoming atmosphere for family gatherings. The timeless kitchen offers ample cabinetry, generous prep space, quality finishes, and a functional layout ideal for hosting family and friends. The adjoining dining area captures BEAUTIFUL VIEWS, creating the perfect setting for morning coffee or evening dinners. Upstairs, the spacious BONUS ROOM creates ideal separation between the kids's wing and the luxurious PRIMARY RETREAT. The primary suite feels like a true escape, featuring BEAUTIFUL VIEWS, a spa-inspired ensuite with a relaxing soaker tub, dual sinks, a fully tiled shower with built-in bench, and a picture window overlooking the trees and river valley. The spacious walk-in closet includes CUSTOM BUILT-INS, shelving, and drawers for effortless organization. The upper floor laundry room is thoughtfully positioned and complete with built-in shelving and a utility sink for added convenience. The FULLY DEVELOPED WALKOUT BASEMENT was designed for both relaxation and entertaining, featuring a cozy family room centered around an electric fireplace along with plenty of space for a pool table, ping pong

area, games space, or home gym setup. Step outside into your own PRIVATE BACKYARD RETREAT backing onto scenic pathways and the river valley. Whether enjoying morning coffee under the covered patio, with space to put a beautiful fire pit, accent with ambient lighting this is the perfect place for hosting summer BBQs, or unwinding while taking in the views, this outdoor space was designed to be enjoyed year-round. Living in RIVIERA means enjoying one of Cochrane's most desirable communities, known for its extensive WALKING & BIKING PATHWAYS, direct access to the BOW RIVER, parks, playgrounds, and strong sense of community. Residents enjoy nearby Spray Lakes Recreation Centre, outdoor pickleball and basketball courts, local farmers markets, schools, shopping, and quick access to both Calgary and the mountains. This is more than just a home, it's a lifestyle defined by COMMUNITY, NATURE, and EVERYDAY LUXURY. Book your showing today, this one can't be beat!