

14 Riviera View
Cochrane, Alberta

MLS # A2310246



\$989,900

Division:	Riviera		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,053 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Gorgeous Riverfront Home in the highly sought-after community of Riviera in Cochrane. This beautifully designed plus 2,000 sq. ft. estate home is a true gem, ideally situated on a quiet street with stunning views of the Bow River and Cochrane's picturesque river valley. Just steps from the river and Cochrane's extensive pathway system, this walkout property offers exceptional access to nature while still being conveniently close to downtown Cochrane. Backing directly onto a playground, it's the perfect setting for families and outdoor enthusiasts alike. The open-concept main floor showcases high-end finishes throughout, with timeless blue feature walls and elegant brass accents adding warmth and sophistication to the space. Expansive windows flood every level of the fully finished home with natural light while perfectly framing the incredible scenery. Upstairs, the thoughtfully designed layout feels like a double primary retreat, with two spacious bedrooms separated by a massive bonus room that creates privacy and flexibility. The primary suite is beautifully appointed, featuring a luxurious 5-piece ensuite and convenient access to the upper-floor laundry room. The bright walkout basement offers large windows, abundant natural light, and direct access to a covered patio. This level includes a spacious bedroom and a large storage room that could easily be converted into an additional bedroom, gym, office, or flex space to suit your needs. The exterior of the home is centered around low maintenance, with James Hardy Siding, beautiful exposed aggregate driveway, large Vinyl Rear Deck and a walkout concrete patio. This home is not to be missed, do not hesitate to schedule your private tour today.