



GRASSROOTS

REALTY GROUP

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**50 Riviera View
Cochrane, Alberta**

MLS # A2294624



\$1,099,000

Division:	Riviera		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,676 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Walk-In Closet(s)

Inclusions: Refrigerator x 2, Dishwasher x 2, Gas Stove Top, Stove, Range Hood Fan, Built in Oven, Built in Microwave, Microwave Hood Fan, Garage Control(s), Washer/Dryer x 2, Air Conditioning, All Lighting Fixtures Attached, Wine Racks on Wall in Basement, All Window Coverings, All Curtains & Curtain Rods, TV Wall Mounts. All Areas: Window Coverings, All Lighting Fixtures Attached. Basement: Washer & Dryer, Refrigerator, Stove, Microwave

Welcome to your RIVERFRONT RETREAT in the prestigious COMMUNITY of RIVIERA. This former Trico SHOW HOME is perfectly positioned to capture UNOBSTRUCTED VIEWS of the Bow River, Rocky Mountains, and surrounding natural reserve, with NO NEIGHBORS BEHIND—offering exceptional privacy and tranquility. From the curb, the EXTRA-WIDE CUSTOM PAVING STONE DRIVEWAY and elegant exterior create a striking first impression. Inside, the grand foyer features OPEN-TO-BELOW CEILINGS, 7.5” OIL-RUBBED HARDWOOD FLOORS, and FLOOR-TO-CEILING WINDOWS that flood the home with natural light while showcasing the breathtaking river valley views. The chef-inspired kitchen blends style and function with an OVERSIZED ISLAND, QUARTZ COUNTERTOPS, MAPLE CABINETRY with a BUILT-IN WINE RACK, stainless steel appliances, and a GAS COOKTOP. The open-concept living room, anchored by a STONE-SURROUND GAS FIREPLACE, is ideal for entertaining, while the FULL-WIDTH REAR DECK provides the perfect space to relax and enjoy the scenery. Upstairs, a central bonus room separates the secondary bedrooms from the private primary suite. The primary bedroom offers stunning views and a spa-inspired ENSUITE featuring a SOAKER TUB, GLASS and TILE SHOWER, DUAL VANITIES, and a WALK-THROUGH CLOSET with direct access to the laundry room. The FULLY FINISHED WALK-OUT BASEMENT expands your living space with RIVER VIEWS, a KITCHENETTE with ISLAND, 9’ ceilings, full-height windows, GAS FIREPLACE, additional bedroom, full bathroom, and its own laundry—ideal for extended family or guests. Additional features include quartz countertops throughout, custom drapery, upgraded carpeting, 8’ main floor doors, built-in

speakers, dual furnaces, two A/C units, and a double attached garage with 8' doors, high ceilings, LED lighting, and 220V wiring. Located in Riviera, you'll enjoy access to scenic walking paths, the Bow River, nearby golf, a local farmers' market, and a pedestrian bridge to an off-leash dog park. This is a rare opportunity to own a premium riverfront property in one of the area's most sought-after communities.