



**GRASSROOTS**  
REALTY GROUP

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**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 YOUR DREAM HOME IN THE PRESTIGIOUS RIVIERA COMMUNITY Where timeless design meets modern smart-home living. MAIN FLOOR ELEGANCE & Open-to-Below Foyer with Expansive Windows & Stunning Exposed Ceiling Beams & Dedicated Home Office & Nest Smart Home System

KITCHEN & Gourmet Kitchen with Upgraded Appliances & Gas Cooktop with Range Hood Fan & Oversized Island with Quartz Countertops & Striking Feature Walls LIVING ROOM & Bright, Open-Concept Living Space & Gas Fireplace with Floor to Ceiling Stone & Light-Toned Finishes Throughout

UPPER LEVEL & Spacious Bonus Room with Feature Walls & 3 Bedrooms Upstairs & Functional Layout for Family Living PRIMARY RETREAT & Private Primary Suite & Cozy Fireplace & Tinted Windows for Added Privacy & Automatic Blinds & Spa-Inspired 5-Piece Ensuite & Soaker Tub & Tiled Shower & Walk-Through Closet with Barn Door & Custom Organizers KIDS&rsquo; BEDROOMS & West-Facing

Rooms & Cozy Shiplap Feature Details BASEMENT / ENTERTAINMENT & Fully Developed Basement & 9-Foot Ceilings & Wet Bar with Bar Fridge & Spacious Theatre Room with Custom Beams OUTDOOR OASIS & West-Facing Backyard & Professionally Landscaped & Composite

Deck with Glass Railings Spanning the Back of the Home • Pergola for Added Comfort, with Stone Fire Pit • Peak-A-Boo View of the River from the Deck • Pie-Shaped Lot with Future Trees for Privacy

ADDITIONAL FEATURES • Multiple Custom Feature Walls Throughout • Air Conditioning Unit • Smart Home Integration COMMUNITY • Located in Riviera • Steps to River Pathways & Nature • Close to Spray Lakes Rec Centre with Pickleball, Outdoor Basketball Courts, Swimming, Skating, Climbing, Soccer and the Farmers Market in the Summers • Family-Friendly Community with Incredible Scenery