



**126 Riviera View  
Cochrane, Alberta**

**MLS # A2308411**



**\$1,295,000**

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

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<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, Stone, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 converge in one of Cochrane's most sought-after river communities. Backing directly onto the Bow River, this FULLY FINISHED WALKOUT home captures breathtaking valley views, glimpses of the mountains, and seamless access to scenic pathways. The oversized driveway provides ample space for additional vehicles. The bright OPEN-CONCEPT MAIN FLOOR was thoughtfully designed for everyday living and entertaining, featuring large windows that flood the home with NATURAL LIGHT while framing the surrounding greenery and views. The COZY living room is anchored by a GAS FIREPLACE, creating a warm and welcoming atmosphere. The CHEF-INSPIRED kitchen is highlighted by a large island featuring ample prep space and casual seating. This space features upgraded cabinetry and appliances in 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' wing and the luxurious PRIMARY RETREAT. The primary suite features BEAUTIFUL VIEWS, of the Bow Valley and Rocky Mountains, a spa-inspired ensuite with a soaker tub, dual sinks, a fully tiled shower, and a picture window overlooking the trees and river valley. The walk-in closet includes CUSTOM BUILT-IN shelving, and drawers. The upper-floor laundry room includes built-in shelving and a utility sink. The HEATED GARAGE is a mechanic's dream, complete with extensive built-in cabinetry, abundant lighting, multiple power outlets including 240V service, hot

and cold water, a central vacuum outlet, high-rail garage door, hoisting beam, and exhaust fan. SPACIOUS CUSTOM-DESIGNED STORAGE SHEDS on both sides of the home provide exceptional storage. The FULLY DEVELOPED WALKOUT BASEMENT features a cozy family room centred by an electric fireplace along with plenty of space for a pool table, games room, home gym, or recreation area. The backyard is a PRIVATE PARADISE featuring a handcrafted GAZEBO with gas and electrical hookups. Mature trees and established perennials create a cozy retreat while backing onto scenic pathways and the river valley. Enjoy glimpses of the Rocky Mountains on the horizon with breathtaking sunrises and sunsets from the primary retreat, deck, and backyard. Whether enjoying morning coffee under the covered patio, hosting summer BBQs, or simply unwinding while taking in the views, this outdoor space was designed to be enjoyed year-round. Living in RIVIERA means enjoying extensive WALKING & BIKING PATHWAYS, direct access to the BOW RIVER, parks, playgrounds, and a strong sense of community. The nearby SLS Centre offers recreation, outdoor pickleball and basketball courts, local farmers markets, schools, shopping, and convenient access to Calgary and the mountains. This is more than just a home—it's a lifestyle!