



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**42 Riviera View  
Cochrane, Alberta**

**MLS # A2311543**



**\$1,075,000**

<b>Division:</b>	Riviera		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,516 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Oversized		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Landscaped, Lawn, No Neighbours Be		

<b>Heating:</b>	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, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** All Lighting Fixtures Attached, Air Conditioner, TV Wall Mount

-- OPEN HOUSE, SATURDAY JULY 4TH, 12PM-3PM-- Come experience this stunning FORMER SHOWHOME where timeless elegance meets modern comfort in one of Cochrane's most sought-after communities of RIVIERA. Perfectly surrounded by MATURE TREES for exceptional privacy and natural beauty, this incredible property offers breathtaking BOW RIVER VIEWS and direct access to the scenic pathway system right outside your door. From the moment you walk in, you are welcomed by a warm and inviting atmosphere with a SPACIOUS FOYER, paired with thoughtfully curated DESIGNER UPGRADES throughout. The beautifully appointed U-SHAPED, WHITE KITCHEN features QUARTZ COUNTERTOPS, stylish BLACK LIGHTING FIXTURES, and timeless finishes designed for both entertaining and everyday living. The bright and airy main living space is centred around a stunning GAS FIREPLACE with a sleek and modern mantle, while expansive TRIPLE PANE WINDOWS flood the home with NATURAL LIGHT and perfectly frame the peaceful treed surroundings. Designed for year-round comfort and efficiency, this home also features AIR CONDITIONING and an INSTANT HOT WATER SYSTEM for added convenience. Escape to the luxurious PRIMARY RETREAT complete with a SPA-INSPIRED ENSUITE featuring HEATED FLOORS, creating the perfect place to unwind after a long day. Living in RIVIERA means enjoying one of Cochrane's most desirable river communities, known for its extensive WALKING & BIKING PATHWAYS, incredible access to the BOW RIVER, playgrounds, parks, and peaceful nature-filled surroundings. Residents love the close proximity to Spray Lakes Recreation Centre, outdoor pickleball and basketball courts, local farmers markets, schools, shopping, and quick access into Calgary while still

enjoying the charm and tranquility of Cochrane living. This is more than just a home, it's a lifestyle surrounded by nature, community, and everyday luxury. Book your showing today!