



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**117 Riviera Crescent
Cochrane, Alberta**

MLS # A2315536



\$919,900

Division:	Riviera		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,265 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Many Trees		

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

Features: Beamed Ceilings, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Wet Bar

Inclusions: Central Air Conditioner, All Lighting Fixtures Attached, Garage Heater, Garage Control(s)

- OPEN HOUSE SATURDAY 12PM - 3PM - Welcome to 117 Riviera Crescent, a beautifully maintained Jayman BUILT home offering over 2,300 SQFT of thoughtfully designed living space in one of Cochrane's most sought after river communities. Perfectly positioned with VIEWS OF THE TREED RESERVE and a WELL TREED BACKYARD, this home delivers the ideal balance of nature, comfort, and functional family living. Located in the vibrant community of Riviera, residents enjoy scenic walking paths along the Bow River, nearby parks and playgrounds, quick access to schools, and an easy commute to Calgary while still enjoying the charm of Cochrane living. Built in 2014, this FULLY FINISHED WALKOUT home features 4 BEDROOMS, CENTRAL AIR CONDITIONING, a HEATED GARAGE, and PERMITS COMPLETED FOR ALL DEVELOPMENTS. The main floor welcomes you with ENGINEERED HARDWOOD FLOORING, MATCHING HARDWOOD ON THE STAIRS, and a stunning FLOOR TO CEILING STONE GAS FIREPLACE that creates a warm and inviting focal point in the living room. The bright U SHAPED KITCHEN is designed for everyday functionality and entertaining alike, showcasing MAPLE CABINETRY, GRANITE COUNTERTOPS, UNDER CABINET LIGHTING, a BUILT IN OVEN & MICROWAVE, RANGE HOOD, and updated DISHWASHER (2026). Large windows frame peaceful views of the mature trees beyond. Upstairs, the spacious BONUS ROOM offers incredible flexibility and includes POCKET SLIDING DOORS plus a DEDICATED BEDROOM SPACE WITH PAX WARDROBE, ideal for guests, teens, or a private home office setup. The generously sized bedrooms are filled with natural light, while the primary retreat overlooks the trees and features a JACK & JILL ENSUITE complete with a SOAKER TUB

and separate shower. Convenient upstairs WASHER & DRYER complete the upper level. The WALKOUT BASEMENT has been beautifully finished with CEDAR BEAMS, a FLOOR TO CEILING FAUX STONE ELECTRIC FIREPLACE, BARN DOORS WITH HARDWARE, and a flexible setup featuring WASHER & DRYER HOOKUPS, WET BAR WITH STOVE, FRIDGE & DEEP FREEZE, plus a spacious 3 PIECE BATHROOM WITH STAND UP SHOWER. Step outside to enjoy the STONE PATIO, UPPER DECK, and peaceful backyard retreat complete with an OUTDOOR SHED and mature landscaping — the perfect place to relax and take in the surrounding nature.