



**141 Riviera Crescent
Cochrane, Alberta**

MLS # A2321213



\$769,000

Division:	Riviera		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,175 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating: Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Cement Fiber Board, Wood Frame

Foundation: Poured Concrete

Features: Double Vanity, Kitchen Island, Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: N/A

Welcome to the very desirable community of Riviera, with playgrounds, green space and the amazing path system along the Bow River all within a short walking distance. Spray Lakes Rec Centre and shopping is just across the river making this a very convenient location and yet very quiet at the same time. You will appreciate the back yard in this home, with its big trees, very large deck for entertaining guests and the feeling of calmness it provides. Inside the home the kitchen, with a large island, is open to the dining and living area with big windows bringing in lots of nature lighting. An office area and a half bath are also on the main floor. In your 2 car attached garage you also have custom build metal shelving racks for added storage. Upstairs is a beautiful primary bedroom featuring a 5 piece en-suite, with soaker tub, shower and double vanities. There are 2 more bedrooms that share a second full bath that can be separated off by a barn door creating privacy for kids or your guests. The large laundry room is located upstairs as well, convenient to the bedrooms. The biggest bonus on the second floor is the great sized family room for movie nights or quiet space to get away and enjoy.