



**264 Riviera Way
Cochrane, Alberta**

MLS # A2323729



\$844,900

Division:	Riviera		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,266 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, Level		

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

Features: Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Inclusions: Hot Tub, Hot Tub Steps, Deck Box, Hot Tub Privacy Screen, Garage Heater, West Side Garage Shelves

Enjoy the ultimate riverside lifestyle at 264 Riviera Way, perfectly positioned in the scenic community of Riviera with winding Bow River pathways just steps away. Every inch of this home has been thoughtfully completed, featuring a fully finished basement and a spectacular backyard retreat upgraded with a custom deck and a relaxing hot tub. As you step inside, the open-concept main floor greets you with nine-foot ceilings, durable luxury vinyl plank flooring, and a welcoming foyer. The kitchen comes fully loaded with white full-height cabinetry featuring soft-close doors, pull-out drawers, quartz countertops, a large central island, and premium built-in stainless steel appliances, including a gas range. Flowing effortlessly from the kitchen is a bright dining space and an inviting living room centred around a cozy gas fireplace, making the layout absolutely perfect for entertaining family and friends. A smart main-floor office provides the ideal quiet spot for remote work, complemented by a convenient two-piece bathroom nearby. Follow the elegant maple railing upstairs to discover a family sanctuary featuring a massive center bonus room highlighted by an elegant tray ceiling. The luxurious primary retreat serves as the perfect escape after a long day, complete with a spacious walk-in closet and a five-piece ensuite bath. Two additional generously sized bedrooms, a full four-piece bathroom, and a dedicated upper-level laundry room finish this floor with ultimate daily functionality. The finished basement drastically expands your usable square footage, offering a recreation room perfect for movie nights or a home gym, a private second home office, extra storage (currently set up as a hobby wood shop) and an additional, convenient two-piece bathroom. The exterior has also been stunningly reimagined to maximize curb appeal and leisure, starting with an upgraded

front stone patio and an architectural privacy wall. The backyard features a gorgeous deck with a privacy wall & lower deck outfitted with a premium hot tub and retractable privacy screens for peaceful, year-round relaxation. Complete with an attached heated double garage measuring 23'6" by 20'0". The home also features a newer air conditioning system, hardie board siding & good quality windows to ensure your comfort all year long. Situated just steps from the scenic Bow River, this home places nature right at your doorstep with kilometres of winding walking paths and a hundred-acre natural reserve, while still keeping parks, schools, playgrounds, SLS sports centre and shopping nearby.