



**81 Riviera Crescent
Cochrane, Alberta**

MLS # A2326213



\$988,800

Division:	Riviera		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,538 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Front Yard, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Soaking Tub, Walk-In Closet(s)		

Inclusions: Stand-up Freezer, Garage Gas Heater, TV Mounts in Basement and Upstairs Media Room, Under Counter Refrigerator, Play House, Trampoline

Where the Forest Becomes Your Backyard. Some homes are measured by their square footage. This one is defined by the lifestyle it offers. Backing directly onto a protected environmental reserve in Riviera, this exceptional Jayman-built Stoneleigh combines remarkable privacy, generous family living, and an irreplaceable natural setting where birdsong replaces backyard neighbours and every season brings breathtaking views. Designed with families in mind, this spacious home offers four bedrooms, three distinct living areas, and room proportions rarely found in newer homes. At its heart is a chef-inspired kitchen featuring granite countertops, premium KitchenAid stainless steel appliances including a gas cooktop and built-in wall oven, a peninsula with raised eating bar, centre island, abundant cabinetry, and an oversized walk-in pantry. The adjoining dining area, highlighted by a custom shiplap feature wall, flows seamlessly into the inviting great room where expansive windows frame the forest and a cozy gas fireplace creates the perfect gathering place. A functional mudroom keeps busy family life organized. Step outside onto the expansive Trex deck with pergola and experience what truly sets this property apart. Overlooking the protected reserve, the backyard feels like a private retreat where morning coffee, evening entertaining, and local wildlife become part of everyday living. Pre-wired for a future hot tub, this outdoor sanctuary offers endless possibilities for relaxation. Upstairs features three spacious bedrooms, a large bonus room, and a conveniently located laundry room. The privately positioned primary suite offers a luxurious escape with heated ensuite floors, a deep soaker tub, separate tiled shower, dual vanities, and separate walk-in closets. The professionally finished lower level adds an additional bedroom, a flex room, a full bathroom, an

expansive family room with an elegant electric fireplace, and abundant storage—ideal for guests, teenagers, multigenerational living, or a home gym. Quality finishes include rich hardwood flooring, granite throughout, dual furnaces, central air conditioning, a heated garage with a Reznor gas heater, Hardie Board exterior, and numerous thoughtful upgrades. Located along the Bow River in one of Cochrane's most sought-after communities, Riviera offers scenic pathways, parks, playgrounds, and convenient access to downtown Cochrane, Calgary, and the Rocky Mountains. A rare opportunity where exceptional design, outstanding privacy, and nature come together to create a truly extraordinary place to call home.