

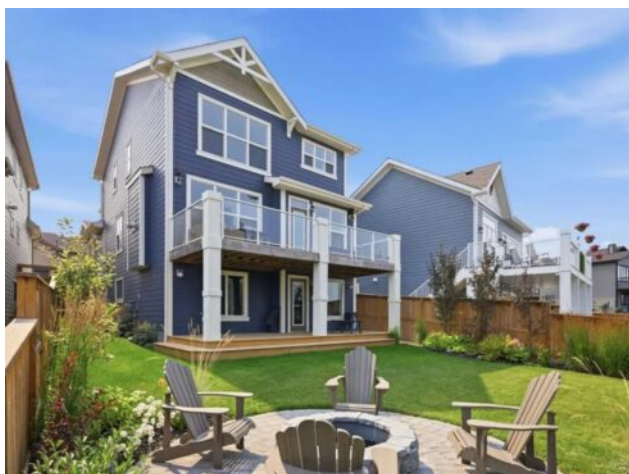


GRASSROOTS
REALTY GROUP

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190 Riviera View
Cochrane, Alberta

MLS # A2333658



\$1,165,000

Division:	Riviera		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,495 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Lands		

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

Features: Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

RIVERSIDE LIVING IN RIVIERA! This is a truly exceptional family home in Riviera, where refined comfort, beautiful surroundings, and an unbeatable location come together! Immaculately maintained and backing directly onto the Bow River, this impressive home offers a rare opportunity to enjoy peaceful riverside living while remaining conveniently connected to everything Cochrane and the surrounding area have to offer. Step inside to discover a warm and inviting main floor highlighted by beautiful, rich hardwood flooring that flows throughout the living spaces. The modern kitchen is designed for both everyday living and entertaining, featuring upgraded stainless steel appliances, ample cabinetry, generous counter space, and a functional layout that makes gathering with family and friends effortless. The adjacent living room creates the perfect place to unwind, with a cozy gas fireplace adding warmth and ambiance on cooler evenings. Upstairs, the thoughtful layout continues with three spacious bedrooms, two bathrooms, a convenient laundry room, and a large family room offering exceptional additional living space. The primary bedroom is a true retreat, complete with an impressive 5-piece ensuite designed to provide a relaxing escape at the end of the day. The walkout basement is unfinished, offering a blank canvas with tremendous potential to create additional bedrooms, a recreation area, home gym, office, or whatever best suits your family's needs. Outside, the lifestyle truly shines. Step onto the large deck and take in the beautifully landscaped, private backyard, complete with a firepit that sets the stage for memorable summer evenings, entertaining, and relaxing under the stars. With direct access to the natural beauty surrounding the Bow River, this is a backyard you'll love coming home to. An oversized double attached garage adds everyday

convenience, while Riviera's location provides easy access to downtown Cochrane, Calgary, and the Rocky Mountains. Whether it's a night out in town, a commute to the city, or a spontaneous mountain adventure, everything is within easy reach. Beautifully presented, wonderfully located, and surrounded by nature, this is the Riviera lifestyle you've been waiting for!