



GRASSROOTS
REALTY GROUP

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14 Riviera View Cochrane, Alberta

MLS # A2338050



\$985,000

Division:	Riviera		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,196 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Experience exceptional riverfront living in the highly desirable community of Riviera in Cochrane. This stunning estate home offers over 2,000 sq. ft. of thoughtfully designed living space and is perfectly positioned on a quiet street overlooking the Bow River and the beautiful Cochrane river valley. Located just steps from the river and Cochrane's extensive pathway network, this fully finished walkout home provides the ideal balance of natural surroundings and convenient access to downtown amenities. Backing directly onto a playground, it offers an outstanding setting for families and those who enjoy an active outdoor lifestyle. The open-concept main level is beautifully finished with upscale details throughout, highlighted by timeless blue feature walls and sophisticated brass accents that create a warm and inviting atmosphere. Large windows span every level of the home, filling the interior with natural light and showcasing the spectacular views beyond. Upstairs, the intelligently designed floor plan offers a unique layout reminiscent of dual primary suites, with two generous bedrooms positioned on opposite sides of an expansive bonus room for enhanced privacy and flexibility. The primary retreat is a luxurious escape, featuring a spa-inspired 5-piece ensuite complete with premium fixtures, heated flooring, and direct access to the conveniently located upper-level laundry room. The bright walkout basement continues to impress with oversized windows, abundant natural light, and direct access to a covered patio. This level includes a spacious bedroom and a substantial storage room that could easily be transformed into an additional bedroom, home gym, office, or versatile flex space to meet your changing needs. Year-round comfort is ensured with central air conditioning, while the exterior has been designed with low-maintenance living in mind. Durable James

Hardie siding, an exposed aggregate driveway, a spacious vinyl rear deck, and a concrete walkout patio combine to create impressive curb appeal and lasting value. Offering an unbeatable location, breathtaking views, and a beautifully finished interior, this remarkable home is one you won't want to miss. Schedule your private viewing today.