



GRASSROOTS
REALTY GROUP

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264 Riviera Way
Cochrane, Alberta

MLS # A2346719



\$759,900

Division:	Riviera		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,273 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Street Lighting		

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

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Inclusions: Hot Tub, Hot Tub Steps, Garden Box, Privacy Wall and Screen(s), TV Wall Mount(s), Window Coverings, Curtain(s), All Lighting Fixtures Attached, Ceiling Fans, All Shelving Attached, Garage Heater, West Side Garage Shelves

Welcome to 264 Riviera Way, where elevated everyday living meets the incredible riverside lifestyle of one of Cochrane's most sought-after communities. Set in RIVIERA and just steps from the BOW RIVER and its extensive pathway system, this beautifully finished home offers the perfect balance of nature, comfort, and convenience. Built in 2020 by TRICO HOMES, this 2,273 SQ.FT. TWO-STOREY has been thoughtfully designed for both everyday living and entertaining. Step inside to a bright OPEN-CONCEPT MAIN FLOOR featuring 9' CEILINGS, LUXURY VINYL PLANK FLOORING, and a welcoming layout filled with natural light. At the heart of the home, the stunning WHITE KITCHEN features FULL-HEIGHT CABINETRY, QUARTZ COUNTERTOPS, a generous CENTRAL ISLAND, pull-out storage, and BUILT-IN STAINLESS STEEL APPLIANCES including a GAS RANGE. The kitchen flows seamlessly into the dining area and inviting living room, where a GAS FIREPLACE creates a warm gathering space for family and friends. A MAIN-FLOOR OFFICE adds flexibility for working from home. Upstairs, a spacious BONUS ROOM provides the perfect setting for movie nights or relaxed family time. The PRIMARY RETREAT offers a WALK-IN CLOSET and a beautifully appointed 5-PIECE ENSUITE, while TWO ADDITIONAL BEDROOMS, a full bathroom, and convenient UPPER-LEVEL LAUNDRY complete the floor. The FULLY FINISHED BASEMENT expands the living space with a generous REC ROOM, OFFICE/FLEX SPACE, 2-PIECE BATHROOM, and excellent storage, ideal for a home gym, games room, workspace, or additional family living. Outside, the backyard has been designed as a private retreat with a CUSTOM DECK, HOT TUB, and PRIVACY SCREENS, creating a space made for summer evenings, weekend entertaining, and

year-round relaxation. An upgraded FRONT STONE PATIO adds another inviting outdoor space, while CENTRAL AIR CONDITIONING and a HEATED DOUBLE ATTACHED GARAGE provide comfort and convenience through every Alberta season. Life in RIVIERA is all about embracing the outdoors. Step outside and connect with kilometres of scenic pathways winding along the BOW RIVER and through surrounding natural areas, while parks, playgrounds, schools, recreation, shopping, and Cochrane's everyday amenities remain close at hand. Whether it's a morning walk beside the river, an afternoon on the pathways, or an evening relaxing in your own backyard, 264 Riviera Way offers a lifestyle that feels connected to nature without sacrificing convenience.