



GRASSROOTS
REALTY GROUP

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14 Riverside Place
Cochrane, Alberta

MLS # A2347492



\$1,300,000

Division:	Riverview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,830 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Salt Water Arctic Spa Hot Tub		

Welcome to 14 Riverside Place — a truly distinctive home in one of Cochrane’s most remarkable locations. Tucked into a quiet riverside cul-de-sac and backing onto Millennium Creek, this custom two-storey walkout offers a rare combination of character, tranquility, and convenience. Here, peaceful living doesn’t come at the expense of walkability: step onto the Bow River pathway system just moments from home, and walk or bike into downtown Cochrane, to parks, restaurants, shops, and everyday amenities. What began as a 1988 home has been completely reimaged with an extraordinary eye for proportion, light, craftsmanship, and function. Bold design choices are balanced by warmth and livability with expansive windows, vaulted ceilings, custom millwork, a glass-panel staircase, and details that reward a closer look. The attention to detail continues outside with James Hardie siding, cedar soffits and decks, and new windows and doors. The kitchen continues that philosophy, pairing beautiful design with integrated Fisher & Paykel appliances, induction cooking, and double-drawer dishwashers. With four bedrooms, two private ensuites, a bright loft, heated flooring in the upstairs bathroom, and a fully developed walkout with a DRICORE subfloor system, the home offers luxury without sacrificing the character that makes it special. Outside, mature trees, natural stone, curated landscaping, a saltwater Arctic Spa hot tub, and app-controlled GEM lighting create a private outdoor setting designed to be enjoyed well beyond summer. Central air conditioning, an oversized, insulated double garage with new polyaspartic flooring, plus both wood-burning and gas fireplaces bring comfort and practicality in every season. Thoughtful, bold, and completely individual, this is a home that could only exist exactly where it does.

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