



GRASSROOTS
REALTY GROUP

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22 Riviera Place
Cochrane, Alberta

MLS # A2214221



\$772,500

Division:	Riviera		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,303 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: window coverings, hood fan

Welcome to 22 Riviera Place, a stunning sanctuary nestled in a serene neighborhood near the Bow river and a scenic nature reserve. This beautiful 3-bedroom, 2.5-bathroom home boasts an expansive open floor plan with over 2,300 sq ft of living space, perfect for entertaining and everyday comfort. The heart of the home features a cozy gas fireplace, a chef's dream kitchen with a gas cooktop, wall ovens, quartz countertops, and an island with abundant cabinetry and a spacious pantry. Upstairs, the convenience of laundry is paired with a built-in desk space and a generous bonus room featuring impressive 9 ft ceilings. The luxurious master ensuite is a true retreat, offering a 5-piece oasis with a separate tub and shower and a sizable walk-in closet. Enjoy the tranquility of your composite deck overlooking the nearby nature reserve. With an oversized double attached garage and an unfinished basement ready for your personal touch. The hardy board siding on this home gives it strong curb appeal. This home is a perfect blend of elegance and practicality. Experience the charm and comfort of 22 Riviera Place today!