



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

22 Riviera Place
Cochrane, Alberta

MLS # A2253651



\$769,000

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, garage remote(s)

Welcome to 22 Riviera Place, a stunning sanctuary nestled in a serene neighborhood near the Bow River and a scenic nature reserve. This beautiful home offers 3 bedrooms and 2.5 bathrooms, boasting an expansive open floor plan with over 2,300 square feet of living space, ideal for both entertaining and everyday comfort. At the heart of the home is a cozy gas fireplace and a chef's dream kitchen, complete with a gas cooktop, wall ovens, quartz countertops, and an island with abundant cabinetry and a spacious pantry. The upper level features the convenience of laundry facilities, a built-in desk space, and a generous bonus room with impressive 9-foot ceilings. The luxurious master ensuite serves as a true retreat, presenting a 5-piece oasis with a separate tub and shower, along with a sizable walk-in closet. Outside, you can enjoy the tranquility of your composite deck overlooking the nearby nature reserve. Additional features include an oversized double attached garage and an unfinished basement ready for your personal touch. The hardy board siding adds to the home's strong curb appeal. This residence is a perfect blend of elegance and practicality. Experience the charm and comfort of 22 Riviera Place today!