



GRASSROOTS
REALTY GROUP

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

**50 Riviera View
Cochrane, Alberta**

MLS # A2257769



\$1,119,000

Division:	Riviera		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,676 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Front Drive, Garage Door Open		
Lot Size:	0.01 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectang		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Walk-In Closet(s)		

Inclusions: All Lighting Fixtures Attached, TV Wall Mounts, All Curtains & Curtain Rods, Wine Racks on Wall in Basement, Barn Door with Attachments; Appliances in Basement - Washer/Dryer, Refrigerator, Stove, Microwave

Welcome to your RIVERFRONT RETREAT in the prestigious SEMI-ESTATE COMMUNITY of RIVIERA! This former Trico SHOWHOME was designed to maximize its one-of-a-kind location, offering UNOBSTRUCTED VIEWS of the Bow River, Rocky Mountains, and natural reserve—with NO NEIGHBOURS BEHIND, only nature and tranquility at your back door. From the curb, the EXTRA-WIDE CUSTOM PAVING STONE driveway and charming exterior make an immediate impression. Inside, the grand foyer with OPEN-TO-BELOW ceilings, 7 ½” oil-rubbed HARDWOOD floors, and floor-to-ceiling windows creates a bright, welcoming space where every sightline captures those breathtaking river valley views. The chef-inspired kitchen is both stylish and functional, featuring an OVERSIZED ISLAND, QUARTZ COUNTERTOPS, MAPLE CABINETRY with a BUILT-IN WINE RACK, stainless steel appliances, and a GAS COOKTOP. The open living room, anchored by a STONE-SURROUND GAS FIREPLACE, is perfect for gathering, while the FULL-WIDTH rear DECK invites you to relax and take in the stunning scenery. Upstairs, a central BONUS ROOM separates the kids’ bedrooms from the private primary bedroom. Wake up to endless views in your retreat, complete with a spa-like ENSUITE offering a SOAKER TUB, 10mm TILE & GLASS SHOWER, DUAL VANITIES, and a WALK-THROUGH CLOSET that connects directly to the laundry room with sink and storage. The FULLY FINISHED WALK OUT BASEMENT with RIVER VIEWS extends your living space, featuring its own kitchenette with island, 9’ CEILINGS, full-height windows, GAS FIREPLACE, bedroom, bathroom, and laundry—perfect for extended family, guests, or multi-generational living. Additional highlights include: * Quartz

countertops throughout * Custom drapery & upgraded carpets * ' main floor doors & built-in speakers * DUAL FURNACES & two A/C UNITS for year-round comfort * Double attached garage with ' doors, EXTRA HIGH CEILING, LED lighting & 220V wiring Living in Riviera means access to the natural reserve, walking paths, the Bow River, golf, a local farmers market, and a pedestrian bridge leading to the off-leash dog park. This is a rare opportunity to own a luxury riverside home that perfectly combines style, comfort, and location. Don't miss your chance to make this dream home yours!