



**206 Riviera View
Cochrane, Alberta**

MLS # A2272397

\$885,000



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|------------------|---|---------------|------------------|
| Division: | River Song | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,260 sq.ft. | Age: | 2018 (8 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Additional Parking, Double Garage Attached, Front Drive, Garage Faces Front | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Landscaped, Pie Shaped Lot, Treed | | |

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| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cement Fiber Board, Concrete, Wood Frame | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Walk-In Closet(s), Wet Bar | | |

Inclusions: Garage Heater, Climbing Wall, All Lighting Fixtures, Built-in Shelves, TV Wall Mount(s) in Garage & Main Floor, Nest Camera Outside, Vivent Security System Hardware, Curtains, Wood Beams Throughout, Shelving above Bar in basement, Automatic Blinds in Primary, Barn Door with Attachments, Pergola in the Backyard

Welcome to this stunning smart-enabled home in the prestigious community of Riviera, where timeless style blends seamlessly with modern convenience. A bright OPEN-TO-BELOW foyer welcomes you with expansive windows and beautiful EXPOSED CEILING BEAMS that highlight the home's architectural charm. The main floor offers a dedicated OFFICE, a stylish powder room, and added ease with the NEST SMART SYSTEM. The gourmet kitchen serves as the centrepiece, showcasing UPGRADED APPLIANCES, a gas cooktop with chimney hood fan, an oversized island, and STRIKING FEATURE WALLS. The adjoining living room is warm and inviting with its GAS FIREPLACE and airy, light-toned finishes. Upstairs, a bright bonus room with CUSTOM FEATURE WALLS provides flexible living space. The west-facing kids' bedrooms offer cozy SHIPLAP DETAILS, while the primary bedroom is a luxurious haven—complete with its own FIREPLACE, TINTED WINDOWS, AUTOMATIC BLINDS, and a spa-like 5-PIECE ENSUITE with soaker tub, tiled shower, and a WALK-THROUGH CLOSET with BARN DOOR and CUSTOM ORGANIZERS. The FULLY DEVELOPED BASEMENT is designed for hosting and relaxation, featuring 9-ft CEILINGS, a WET BAR with BAR FRIDGE, a spacious THEATRE ROOM enhanced by UNIQUE BEAMS, and ABUNDANT STORAGE. Step into your west-facing backyard, PROFESSIONALLY LANDSCAPED with an ELEVATED COMPOSITE DECK and GLASS RAILINGS, PERGOLA, STONE GAS FIRE PIT, and mature trees lining the PIE-SHAPED LOT for enhanced privacy—perfect for relaxing or entertaining. NOTABLE FEATURES: • Multiple custom feature walls • Brand-new air conditioning • Automatic blinds & smart-home integration • Engineered hardwood

flooring • West-facing, fully landscaped yard Experience the best of Riviera living—surrounded by natural beauty, river pathways, and a true family-friendly environment.