



**GRASSROOTS**  
REALTY GROUP

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**218 Riviera View  
Cochrane, Alberta**

**MLS # A2274949**



**\$739,900**

<b>Division:</b>	Riviera		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,009 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Front Yard, Landscaped, Street Lightin		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		

**Inclusions:** All attached lighting fixtures

&mdash; OPEN HOUSE Saturday Jan 17th from 12pm - 4pm &mdash; WELCOME & MAIN FLOOR &bull; Beautifully designed home located in the Semi-Estate Community of Riviera &bull; Inviting open-concept floor plan connecting the kitchen, living room & breakfast nook &bull; Ideal layout for entertaining and family gatherings &bull; Bright, spacious, and thoughtfully designed throughout .KITCHEN &bull; Stunning kitchen with elegant quartz countertops &bull; Stainless steel appliance package &bull; Glass-top convection range &bull; Large kitchen island with flush breakfast bar &bull; Excellent space for casual dining and meal preparation &bull; Functional and stylish heart of the home UPPER LEVEL &bull; Versatile bonus room &mdash; perfect for a home office, playroom, or media space &bull; Convenient upper-floor laundry room with counter space and cupboards &bull; Three generous bedrooms PRIMARY BEDROOM & ENSUITE &bull; Spacious and luxurious primary retreat &bull; 5-piece ensuite featuring: &ndash; Dual vanity &ndash; Soaker tub &ndash; Standalone shower &bull; Large walk-in closet offering excellent storage BASEMENT &bull; Unfinished sunshine basement with large windows &bull; Bright and airy feel &bull; Rough-ins for a 3-piece bathroom &bull; Excellent opportunity to customize and create your ideal lower-level space OUTDOOR LIVING &bull; West-facing deck &mdash; perfect for summer BBQs and relaxing evenings &bull; Private backyard setting COMMUNITY FEATURES &ndash; RIVIERA &bull; Located along the Bow River and Environmental Reserve &bull; Surrounded by mature trees and scenic landscapes &bull; Walking distance to the river and pathway system &bull; Quick bike ride to: &ndash; Cochrane Farmers Market &ndash; Spray Park &ndash; Cochrane Recreation Centre &bull; Combines convenience with a

serene, nature-focused lifestyle