



GRASSROOTS
REALTY GROUP

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**105 Riviera Crescent
Cochrane, Alberta**

MLS # A2283068



\$999,000

Division:	Riviera		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,538 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Garden,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

AMAZING OPPORTUNITY to own one of the larger floor plans in Riviera and one of the few homes backing directly onto a natural environmental reserve with a sunny south-facing backyard, located on one of the community's premier streets. This upgraded home offers exceptional privacy, natural views, and everyday convenience. The open-concept main floor features a gourmet kitchen with granite countertops, gas stove, stainless steel appliances, large corner pantry, and generous cabinetry, flowing into a spacious dining area and bright living room with gas fireplace and ash hardwood flooring. Large windows overlook the treed reserve, pathways, and wildlife beyond. Upstairs offers a central bonus room, three spacious bedrooms, a five-piece main bath, oversized laundry room, and a primary retreat with forest views, five-piece ensuite, and walk-in closet. The partially finished basement includes a gym area, recreation space, finished stairs, pot lighting, and a bathroom rough-in. Additional highlights include an epoxy-coated garage floor, updated lighting, two backyard storage sheds, Custom concrete curbing accenting flower beds, Air Conditioning to keep you cool in the Summer months, walnut-stained deck with gas BBQ hookup, and permanent Lumenox exterior lighting. Riviera is a sought-after river community surrounded by acres of natural reserve, extensive pathway systems, walking bridges, and quick access to the Spray Lakes Sawmills Family Sports Centre, Calgary, and the mountains. A rare setting in an exceptional location—book your showing today.