



**57 Riviera Crescent
Cochrane, Alberta**

MLS # A2286496



\$1,049,000

Division:	Riviera		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,548 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, No Neighbours Be		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub		
Inclusions:	TV and TV mount in gym/ Sauna/ IKEA cabinet in mudroom		

**** PRICE IMPROVEMENT ***** Picture this; It's a beautiful sunny morning and you are in your stunning kitchen, pouring the days first cup of coffee, surrounded by white cabinetry, stainless steel appliances with gas cook top, sleek quartz countertops, and a large island peninsula complete with a built-in wine fridge (2025). You stand up from your breakfast bar and wander over to the dining room, take your first sip, and look out the bright south facing windows where deer quietly play along your fence line, with the forest as your backdrop. WELCOME to 57 Riviera Crescent. From the moment you step through the front door, you're welcomed by a warm and inviting atmosphere that instantly makes you feel at home. The layout is a bright open concept that draws your eyes straight to the serene backyard. Thoughtful details such as the light coloured luxury vinyl flooring (2023) and wainscoting add charm, while the functional layout includes a 2-piece bathroom, a convenient walk-in pantry, and access to your double attached garage complete with a new garage door motor (2025) and epoxy flooring. While every corner of this home impresses, the true focal point of the main level is the gas fireplace, framed by stunning built-in cabinetry (installed in 2024) and wood mantle making it perfect for cozy evenings with family and friends. Upstairs, you'll find brand new luxury vinyl flooring and updated railings that enhance the home's open feel while complementing its modern country aesthetic. The upper level offers a spacious bonus area with continued wainscoting, two generously sized bedrooms, a laundry room with its own closet, and a 4-piece bathroom. Retreat to your incredible primary suite, designed for comfort and relaxation, featuring a spa-inspired ensuite with double vanities, glass shower, soaker tub, and a convenient walk-through

closet. The fully developed basement is ideal for entertaining, complete with a large games room, an additional 4-piece bathroom, and a dedicated space perfect for a home gym. Meticulously maintained and thoughtfully upgraded, this home also features air conditioning, in ceiling speakers throughout the main and lower levels, central vacuum, and a Generac generator system installed in 2024, ensuring comfort and peace of mind no matter what life brings. Riviera is known for its close proximity to the Bow River, stunning walking paths and is only minutes for the Spray Lakes Center. This is a neighbourhood where deer often wander gracefully through your front yard, and friendly neighbours exchange warm greetings on their daily walks. With its strong sense of community and welcoming neighbourhood, it's the perfect place for families of all sizes to feel truly at home. Book your showing today!