



**44 Riviera Way
Cochrane, Alberta**

MLS # A2289909



\$827,000

Division:	Riviera		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	2,041 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Common, Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped, Lawn, Waterfront, Wetlands		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 600
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Inclusions: window coverings, Garage items: stand up freezer, blue tire rack & wallstorage racks for garden tools

Immerse yourself in nature with this stunning Jayman built property backing directly onto the Bow River, offering unobstructed views and direct access to the scenic pathway system. From the moment you step into the bright, sun filled foyer, you’ll appreciate the thoughtful design and exceptional attention to detail throughout. Pride of ownership shows as soon as you walk through the front door. The chef inspired kitchen features granite countertops, an oversized island perfect for entertaining, built in oven and microwave, gas stove with hood fan, high end stainless steel appliances and all new hardware on the kitchen cupboards and drawers. The open concept kitchen seamlessly flows into the dining area, which opens onto a raised vinyl wrapped deck ideal for summer BBQs and evening drinks overlooking the river. The spacious living room invites you to unwind beside the cozy gas fireplace adorned with a 200 year old barn wood mantle, barn wood panels and stacked stone surround. While upstairs you’ll find three generously sized bedrooms, a full guest bath with closet, and a beautiful primary retreat with gorgeous views complete with a large walk in closet and a luxurious ensuite featuring double vanities, a glass walk in shower, and a deep soaker tub where you can relax while enjoying peaceful river views. Conveniently the spacious upper floor laundry adds everyday ease with views of the nature reserve to the south of the home. The upper level also has a spacious walk in linen closet. The fully finished walkout basement expands your living space with a stylish sitting area with updated vinyl plank flooring (2022), 4 piece bathroom with updated luxury vinyl plank flooring, wet bar, built-in wine rack, custom cabinetry, and a high end wine fridge. The family room/game room opens onto a private patio and green space. With a fully finished double attached garage

with epoxy flooring, additional storage, and truly one-of-a-kind riverfront views, this exceptional home offers the perfect blend of luxury, comfort, and lifestyle! All updates include: hardwood flooring refinished in 2025, luxury vinyl flooring in basement, upper level & bathrooms completed in 2022, the fridge, washer & dryer were all replaced in 2022, all new paint throughout the home was also completed in 2022. The furnace and HWT are original and are serviced annually. Book a showing today at this beautiful river front property!