



**196 Riviera Way  
Cochrane, Alberta**

**MLS # A2291315**



**\$899,900**

<b>Division:</b>	Riviera		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,552 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Concrete, Hardwood, 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, Stone, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s), Wired for Sound		

**Inclusions:** Couch in upstairs Bonus Room is negotiable. Wall-mounted headboard in Primary Bedroom and all TV mounts included

Steps from the Bow River Pathway System and surrounded by green space, this beautifully developed Riviera home offers a rare combination of privacy, nature, and space. Tucked into one of Cochrane's most peaceful pockets in the community of River Song, this sought-after neighbourhood is known for its scenic walking trails, abundant wildlife, and quiet streets while remaining just minutes from schools, parks, shopping, and everyday amenities. Built in 2018 and offering over 3,600 sq ft of developed living space, this spacious home features 6 Bedrooms and 4 Bathrooms, creating an ideal layout for growing families, guests, or multiple Home Offices. A welcoming Foyer opens into the bright and open Great Room, where oversized windows flood the Main Floor with natural light. The chef-inspired Kitchen is thoughtfully designed for both everyday living and entertaining, featuring KitchenAid Chef Series Appliances, including a Gas Cooktop, Built-In Oven, Hood Fan, and Dishwasher. Dual Islands provide exceptional prep space, storage, and seating, making this Kitchen the natural gathering place for family and friends. The Dining Area flows into the inviting Living Room, where a cozy Gas Fireplace creates the perfect setting for quiet evenings or larger gatherings. Built-In Speakers throughout the home, along with Outdoor Speakers on the deck, enhance the atmosphere for entertaining. Step outside to the impressive 20' x 18' Composite Deck, overlooking the treed backyard that provides privacy and a peaceful outdoor setting. Designed for relaxing evenings and summer gatherings, the deck is also wired for a future Hot Tub. Upstairs, the Primary Bedroom offers a spacious retreat with room for a King-sized bed and seating area. The spa-inspired Ensuite features Dual Vanities, a Makeup Counter, Large Soaker Tub, Stand-Up

Shower, and two generous Walk-In Closets. A centrally located Bonus Room provides the perfect space for movie nights or a family lounge. Two additional Bedrooms, a Full Bathroom, and convenient Upper-Level Laundry complete the second floor. The Fully Developed Basement expands the home to six Bedrooms, adding three additional Bedrooms and a Full Bathroom—perfect for larger families, teenagers, guests, or flexible space such as a Gym, Office, or Hobby Room. Basement bedroom windows were replaced in 2025 with Triple-Pane Units, improving comfort and efficiency. Additional highlights include Central Air Conditioning installed in 2024, Tankless Hot Water, Built-In Sound System, Permanent Soffit Lighting, durable James Hardie Fiber-Cement Siding, and an Oversized Double Attached Garage with Epoxy-Coated Floors. Enjoy Riviera's pathway lifestyle while living just minutes from schools, shopping, and Cochrane's vibrant downtown.