



**88, 297 Riviera Way  
Cochrane, Alberta**

**MLS # A2291356**

**\$799,000**



<b>Division:</b>	Riviera		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,256 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 270
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	None		

Welcome to this brand new luxury villa bungalow in the highly sought-after estate community of Riviera in beautiful Cochrane. Thoughtfully designed with upscale finishes and a functional layout, this home offers an elevated lifestyle in a serene natural setting. Inside, the bright open-concept design showcases modern elegance and high-end details throughout. The gourmet kitchen includes quartz countertops, designer cabinetry, and generous prep space, making it ideal for both everyday cooking and entertaining. The living area is centered around a sleek fireplace that creates a warm and inviting atmosphere year-round. The main level features a spacious primary suite with a walk-in closet and a spa-inspired ensuite, providing a comfortable and private retreat. A convenient main-floor laundry room adds everyday practicality, while direct access to a private outdoor deck offers the perfect place to enjoy morning coffee or host evening gatherings. The home also includes rough-ins for air conditioning and irrigation, allowing for future upgrades with ease. The fully finished basement adds exceptional versatility with space for a family room, guest bedrooms, a home office, a gym, or a combination that suits your lifestyle. This level offers comfort and flexibility whether you are entertaining or enjoying quiet time at home. A double attached garage provides ample room for vehicles and additional storage. The beautifully landscaped surroundings enhance the home's curb appeal and contribute to the peaceful atmosphere of the property. Located in Cochrane's prestigious Riviera community, this home is just steps from walking paths, the Bow River, parks, schools, and convenient amenities, all within a vibrant and welcoming neighborhood. Whether you are looking to downsize in style or begin a new chapter in luxury living, this exceptional bungalow offers a

perfect combination of comfort, sophistication, and location. Schedule your private showing today and experience the Riviera lifestyle.