10 Riviera Place
Cochrane, Alberta

MLS # A2291810

$774,900

Division:	Riviera
Type:	Residential/House
Style:	2 Storey
Size:	2,333 sq.ft.
Age:	2014 (12 yrs old)
Beds:	3
Baths:	2 full / 1 half
Garage:	Double Garage Attached
Lot Size:	0.09 Acre
Lot Feat:	Cul-De-Sac

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-LD
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Built-in Features, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Inclusions: Trampoline

Welcome to Cochrane's premiere family-friendly community, Riviera! Tucked-away on a quiet cul-de-sac, this stunning home offers luxurious town living among natural surroundings. Riviera boasts extensive scenic pathways, playgrounds, and close proximity to the Bow River. Better value in Riviera seldom comes available.   Inside, you'll find a bright and modern layout exuding style and comfort. The chef-inspired kitchen features quartz counters, spacious island, upgraded appliances, and is perfect for family meals or entertaining. Upstairs, a comfy bonus room, dedicated office space, and laundry room await. The primary bedroom includes a five-piece ensuite bathroom and walk-in closet. Outside, both front and back yards are fully landscaped. The oversized composite deck is perfect for summer BBQs and outdoor entertaining.

Additional features include, central A/C, permanent exterior LED lights, and an Insulated and drywalled garage.