



**119 Riviera View
Cochrane, Alberta**

MLS # A2292012



\$995,000

Division:	Riviera		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,243 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Steam Room, Walk-In Closet(s), Wet Bar

Inclusions: Garage Heater, Air Conditioning, Hot Tub (2025), Gemstone Lights, All Window Coverings, TV Wall Mount(s), Water Softener, Freezer, Steam Shower, Built-In Wardrobe in Primary Closet, Shelving in Garage, Peg Board in Garage, All Lighting Fixtures Attached, Barn Doors with Attachments, Spring-Free Trampoline, Shelving Above Wet Bar, Outdoor Shed, Closet Organizer in Kids Closets, Closet Organizers in Laundry, Built-In Outdoor Speakers

Welcome to this SPECTACULAR, IMMACULATE TWO-STOREY HOME featuring 4 BEDROOMS + DEN and 3.5 BATHROOMS, showcasing elegant finishes, numerous upgrades, quality workmanship, and true -- PRIDE OF OWNERSHIP -- throughout. The beautifully designed main floor offers a modern OPEN-CONCEPT LAYOUT with WIDE PLANK LAMINATE FLOORING, a spacious front entry, and a bright living room centred around a cozy NATURAL GAS FIREPLACE with FLOOR-TO-CEILING STONE and a CUSTOM MANTLE. The GOURMET KITCHEN is a chef's dream, complete with newly installed KITCHEN-AID STAINLESS STEEL APPLIANCES with a GAS COOKTOP, UNDER-MOUNT LIGHTING, WALK-THROUGH PANTRY with COFFEE BAR, CUSTOM SHELVING in the pantry and QUARTZ COUNTERTOPS with a WATERFALL EDGE complimenting the breakfast bar on both sides of the island. Stylish TWO-TONED CABINETRY provides ample storage and prep space, while the adjoining dining area with a CUSTOM FEATURE WALL creates the perfect setting for entertaining family and friends. Upstairs you'll find THREE GENEROUSLY SIZED BEDROOMS, oversized windows allowing for an abundance of natural light, and a cozy BONUS ROOM featuring CUSTOM CALIFORNIA CLOSET BUILT-IN TV MEDIA CENTRE with DUAL DESK SPACE, ideal for work or study. This level also offers convenient UPPER-LEVEL LAUNDRY. The impressive PRIMARY RETREAT features a luxurious 5-PIECE ENSUITE with DOUBLE SINKS, STAND-ALONE SOAKER TUB, and a TILED STEAM SHOWER with BUILT-IN BENCH. For those that value organization, enjoy the WALK-IN CLOSET with CLOSET ORGANIZERS for his and hers, making it easy to keep everything beautifully organized. The FULLY

FINISHED LOWER LEVEL offers additional living space with a spacious GREAT ROOM featuring a BUILT-IN MEDIA CENTRE designed by California Closets, a beautifully finished TILED WET BAR, a DEN ideal for a HOME OFFICE or FITNESS ROOM, and a FOURTH BEDROOM equipped with a FULL 3-PIECE BATHROOM, making it perfect for guests or growing families. Located just FOOTSTEPS FROM THE BOW RIVER if you enjoy fishing or nature walks, close to COCHRANE'S EXTENSIVE PATHWAY SYSTEM, this home offers the perfect balance of COMFORT, STYLE, and OUTDOOR LIFESTYLE. This home has been thoughtfully updated with recent upgrades including: • LAMINATE FLOORING on the MAIN and UPPER LEVEL (2024) • NEW TILE in the MUDROOM, MAIN BATHROOM, and LAUNDRY ROOM (2025) • CUSTOM BUILT-IN MEDIA UNITS by California Closets in the BONUS ROOM & BASEMENT (2025) • NEW BASEMENT CARPET (2026) • STAMPED CONCRETE WALKWAY (2024) • STAMPED CONCRETE PAD for HOT TUB (2025) • NEW SALTWATER HOT TUB (2025) This exceptional property truly offers **TURN-KEY LIVING in one of COCHRANE'S MOST BEAUTIFUL NATURAL SETTINGS** Book your showing today!