



**218 Riviera View
Cochrane, Alberta**

MLS # A2292854



\$739,900

Division:	Riviera		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,012 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	none		

Welcome to 218 Riviera View, a beautifully finished home in the highly desirable riverside community of Riviera. Known for its natural surroundings, scenic pathways, and proximity to the Bow River, this neighbourhood offers a perfect balance of peaceful living and everyday convenience. Inside, the home welcomes you with a bright and modern layout designed for both comfort and entertaining. The main floor features an open living space where the kitchen, dining area, and living room come together seamlessly, creating a warm and inviting atmosphere filled with natural light. The kitchen is designed to impress, showcasing quartz countertops, stainless steel appliances, a glass top convection range, and a large central island that offers plenty of prep space and seating. Whether preparing meals or hosting guests, this space provides both style and practicality. Upstairs, you'll find a spacious bonus room that adds flexibility to the home, ideal for a family lounge, home office, or media space. The upper level also includes a convenient laundry room with cabinetry and counter space, along with three good sized bedrooms. The primary suite serves as a relaxing retreat, complete with a generous walk in closet and a beautifully appointed five piece ensuite featuring dual sinks, a deep soaker tub, and a separate shower. The lower level remains unfinished, offering large windows and rough ins for a future bathroom, making it an excellent opportunity to create additional living space tailored to your needs. Outdoor living can be enjoyed on the west-facing deck overlooking the private backyard, perfect for summer evenings and weekend barbecues. The oversized garage provides impressive functionality with room for two vehicles, including a truck! Living in Riviera means enjoying nature right outside your door, with access to the Bow River pathways

just steps away. You'll also appreciate being a short bike ride from the Cochrane Farmers Market, local parks, Spray Park, and the Cochrane Recreation Centre and the new Coop shopping area. A wonderful opportunity to enjoy space, comfort, and one of Cochrane's most picturesque communities.