



**255 Riviera Way
Cochrane, Alberta**

MLS # A2297542



\$885,000

Division:	Riviera		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,202 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Tray Ceiling(s)		

Inclusions: back deck awning, built-in microwave, TV wall mount, Omni Shield System includes 12 leak detectors, 4 heat and smoke detectors, 3 CO detectors, bed alarm and panel, alarm system, garage ceiling racks, air compressor, bike storage system, kayak storage system, shed, fire pit

*** OPEN HOUSE Sunday April 5 1-3 PM *** Welcome to this beautifully appointed 2-storey home in one of Cochrane's most desirable, upscale communities—just steps from the Bow River pathways and a short walk, run, or bike ride to the Spray Lakes Recreation Centre via the River Avenue Bridge. Offering approximately 2,250 sq ft of thoughtfully designed living space, this home backs onto designated park/green space, providing added privacy and a serene outdoor setting. The exposed aggregate driveway, walkway, and backyard patio create outstanding curb appeal and a low-maintenance outdoor environment, complemented by professionally finished flower beds with concrete curbing. Inside, the main floor features rich hardwood flooring, a cozy fireplace, and a spacious, functional layout perfect for both everyday living and entertaining. The kitchen is a standout, complete with granite countertops, built-in appliances, extensive cabinetry including pot drawers, a walk-through pantry, and a large island with seating for four. Upstairs, you'll find three generous bedrooms and a versatile family room with an elegant tray ceiling. The primary suite offers a true retreat, featuring a luxurious ensuite with double sinks, a deep soaker tub, a large tiled shower, and a walk-in closet off the ensuite with direct access to the laundry room for added convenience. Carpet and tile flooring complete the upper level. The fully developed basement adds even more living space with a fourth bedroom, a full bathroom, vinyl flooring, and ample storage options. Additional highlights include central air conditioning, a roll-out awning on the back deck, and extensive storage solutions in both the basement and garage, including ceiling racks, bike storage, and a kayak storage system. The home is also equipped with a comprehensive security system, including an

Omni Shield alarm with leak detection, smoke, heat, and CO monitoring, plus a bed shaker for enhanced safety. This is a rare opportunity to own a well-maintained, feature-rich home in a prime location.