



**206 Riviera View
Cochrane, Alberta**

MLS # A2301191



\$875,000

Division:	Riviera		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,260 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage D		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Street Lighting, T		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Dry Bar, High Ceilings, Open Floorplan		

Inclusions: Window Coverings, Garage Heater, Climbing Wall, All Lighting Fixtures, Built-In Shelves, TV Wall Mount(s), Nest Camera Outside, Vivent Security System (unmonitored), Curtains, Attached Beams throughout, Shelving above Bar in Basement, Automatic Blinds in Master, Barn door with Attachments

-- OPEN HOUSE SATURDAY 12PM - 3PM --

WELCOME TO YOUR DREAM HOME IN THE PRESTIGIOUS RIVIERA COMMUNITY Where timeless design meets modern smart-home living. MAIN FLOOR ELEGANCE • Open-to-Below Foyer with Expansive Windows • Stunning Exposed Ceiling Beams • Dedicated Home Office • Nest Smart Home System

KITCHEN • Gourmet Kitchen with Upgraded Appliances • Gas Cooktop with Range Hood Fan • Oversized Island with Quartz Countertops • Striking Feature Walls LIVING ROOM • Bright, Open-Concept Living Space • Gas Fireplace with Floor to Ceiling Stone • Light-Toned Finishes Throughout

UPPER LEVEL • Spacious Bonus Room with Feature Walls • 3 Bedrooms Upstairs • Functional Layout for Family Living

PRIMARY RETREAT • Private Primary Suite • Cozy Fireplace • Tinted Windows for Added Privacy • Automatic Blinds • Spa-Inspired 5-Piece Ensuite • Soaker Tub • Tiled Shower • Walk-Through Closet with Barn Door & Custom Organizers

KIDS’ BEDROOMS • West-Facing Rooms • Cozy Shiplap Feature Details

BASEMENT / ENTERTAINMENT • Fully Developed Basement • 9-Foot Ceilings • Wet Bar with Bar Fridge • Spacious Theatre Room with Custom Beams OUTDOOR OASIS •

West-Facing Backyard • Professionally Landscaped • Composite Deck with Glass Railings Spanning the Back of the Home • Pergola for Added Comfort, with Stone Fire Pit • Peak-A-Boo View of the River from the Deck • Pie-Shaped Lot with Future Trees for Privacy

ADDITIONAL FEATURES

• Multiple Custom Feature Walls Throughout • Air Conditioning Unit • Smart Home Integration • COMMUNITY • Located in Riviera • Steps to River Pathways & Nature • Close to Spray Lakes Rec Centre with Pickleball, Outdoor Basketball Courts, Swimming, Skating, Climbing, Soccer and the Farmers Market in the Summers • Family-Friendly Community with Incredible Scenery