



**5 Riviera Crescent
Cochrane, Alberta**

MLS # A2304665



\$850,000

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|------------------|--|---------------|-------------------|
| Division: | Riviera | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,480 sq.ft. | Age: | 2013 (13 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Few Trees, Front Yard, Landscaped, Lawn, No Neighbours Behind | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Stone, Stucco, Wood Frame | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | Entry; Shoe Storage (x2). Basement; TV Wall Mount. | | |

Located in the community of Riviera, this home offers over 3,000 sq ft of finished living space on a quiet crescent set just behind a wooded area and minutes from the Bow River pathways. The main floor opens with 10-foot ceilings and a bright, open layout that carries through the kitchen, dining and living spaces. The kitchen is centred around a large island with seating, stainless steel appliances and a walk-through pantry that connects directly to the mudroom and garage entry. The dining area includes a bump-out for a larger table, while the living room is anchored by a gas fireplace. A flex space at the front of the home adds versatility for a home office or sitting area, along with a powder room to complete the main level. Upstairs, the bonus room continues the sense of space with 10-foot ceilings and separation from the main living area. The primary bedroom is positioned for privacy and includes a walk-in closet and ensuite with a soaker tub, tiled shower and double vanity. Two additional bedrooms, a full bathroom, and an upper laundry room with a sink add everyday convenience. Built-in features like the desk and window seat bring in a bit of character without taking away usable space. The fully finished basement adds another layer with a family room, wet bar, dedicated media room, fourth bedroom with egress windows, and a full bathroom. Additional features include dual furnaces and air conditioning units for temperature control between floors, a speaker system wired throughout, adjustable lighting, central vacuum, water softener with reverse osmosis, and an in-ground sprinkler system. Riviera is known for its access to the Bow River and pathway system, along with its proximity to Spray Lake Sawmills Family Sports Centre, the parks and ball diamonds in Greystone Park, and everyday essentials at Co-op Food Store. With quick access to downtown

Cochrane and an easy commute into Calgary, the location offers a balance of outdoor space and convenience. Call your favourite realtor and book a showing today!