



**240 Riviera Way  
Cochrane, Alberta**

**MLS # A2137553**



**\$950,000**

<b>Division:</b>	Riviera		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,546 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	Hot Tub, Kids Out-Door Play Set		

Welcome to your dream home located in the serene and sought-after community of River Song in Cochrane. This stunning residence, perfectly positioned close to nature walking paths, the Spray Lakes Rec Center, and the Bow River, offers a harmonious blend of modern amenities and elegant design. As you step inside, you'll be greeted by a spacious main floor that boasts a large kitchen with a center island, ample storage space, and a convenient walk-through pantry. The open concept design flows seamlessly into a cozy living room featuring a gas fireplace, creating an inviting atmosphere for family gatherings and entertaining guests. Adjacent to the kitchen, a main floor office provides a quiet space for work or study. The kitchen opens directly onto a spacious deck, where you can unwind in the hot tub or watch the kids play on the playground set in the backyard. This outdoor space is perfect for both relaxation and recreation, making it an ideal extension of your living area. Upstairs, you'll find four generously sized bedrooms, ensuring plenty of room for everyone. The primary bedroom is a true retreat, complete with a walk-in closet and an ensuite bathroom. Convenience is key with an upstairs laundry room and a large bonus room, perfect for a play area or additional living space. The fully finished basement adds even more value to this remarkable home, featuring two additional bedrooms and a large recreation room with another gas fireplace. Experience the charm and tranquility of River Song living in this exceptional home that combines luxury, comfort, and functionality. Don't miss the chance to make this beautiful property your own. Contact us today to schedule a viewing!