



**41 Riviera View
Cochrane, Alberta**

MLS # A2139548



\$879,990

Division:	Riviera		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,479 sq.ft.	Age:	2015 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Block Driveway, Double Garage Attached, Garage Faces Front		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Located on one of the most desirable streets in Riviera on the 'Banks of the Bow' in Cochrane, this Riviera View property offers more than just a home; it promises a lifestyle. Boasting 2,479 square feet above grade, this Jayman-built residence has been meticulously maintained and features the upscale upgrades expected from riverside living. The home enjoys a SOUTH-facing yard that bathes the property in sunshine, even on the frostiest days. The generous floor plan includes four bedrooms and three and a half bathrooms, providing ample space for family living and entertaining. High ceilings, large windows, and premium finishes throughout create a bright and welcoming atmosphere. The heart of the home is the state-of-the-art kitchen, equipped with stainless steel appliances, a gas stove, quartz countertops, and a large island. The fully developed basement adds even more value, featuring a recreation and gym area, a fourth bedroom, a full bathroom, and plenty of storage space. The exterior of the home is clad in durable Hardie board siding and features a fully fenced yard with a private deck area and Bluetooth speaker, perfect for year-round entertaining. The landscaped yard includes your very own pear tree. This property is just minutes away from the Bow River, extensive walking and biking trails, and parks. It is also conveniently close to schools, a sports center, and shops. This home offers the perfect balance of the convenience of commuting to Calgary and the tranquility of a mountain resort. Don't miss the opportunity to own this exceptional home in one of Cochrane's most desirable neighborhoods. Contact us today to schedule a private viewing and experience the charm and elegance of 41 Riviera View for yourself.