



**17 Riviera Place  
Cochrane, Alberta**

**MLS # A2142738**



**\$919,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Riviera  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 2,808 sq.ft.   | <b>Age:</b>   | 2013 (11 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage      |               |                   |
| <b>Lot Size:</b> | 0.11 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Street Lighting, Rectangula |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | High Efficiency, Forced Air, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Cement Fiber Board, Concrete, Mixed   | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows |                   |      |
| <b>Inclusions:</b> | Storage shed  |                   |      |

Open houses July 6th & 7th, 2-4pm. Welcome to Riviera, a stunning riverside community offering the perfect blend of nature, serenity, and convenience. This exceptional home, nestled in a quiet cul-de-sac, boasts 2,800 square feet on two levels, with a total finished area of around 3,500 square feet, including the basement. The thoughtfully designed floor plan and numerous upgrades create a truly sensational living experience. The main level features a versatile office/flex space and a bright dining area with access to the deck—an ideal space to enjoy morning coffee in the sun. The kitchen is a chef's haven, perfect for culinary adventures and entertaining, with a massive center island, ample cabinet space, granite countertops, 36" gas cooktop, wall oven, and built-in microwave. Gather around the gas fireplace as natural light fills the expansive living room, which comfortably accommodates your furniture. Past the main floor powder room, the convenient mudroom leads to the oversized, insulated, and drywalled 22'x22' garage, which offers ample space for vehicles, storage, or even a workshop. Retreat to the upper level, where the primary suite awaits with a spacious bedroom and a lavish ensuite featuring a soaker tub, separate shower, water closet, separated dual vanities, and an additional make-up counter, as well as two generous walk-in closets. Two additional large bedrooms, an oversized bonus room with expansive windows, a spacious laundry room, and a full bath complete this level. The developed basement, with its cozy carpet, neutral colors, and large above-grade windows, is wide open and ready for your creative touch. This home is designed with your family in mind, offering ample space and comfort for everyone. The dual furnaces provide a more efficient and reliable heating system, ensuring consistent comfort throughout the

house. Located in an ideal position, this home is just a stone's throw away from the Bow River, nature reserves, dog parks, and walking paths. The nearby Bow Valley High School, Spray Lakes Sawmills Recreation Centre, and the new Greystone commercial development - which includes an under construction Calgary Co-Op (expected to open summer 2025), are all within easy reach. With its stunning design, thoughtful layout, and prime location, this home is a rare find that you won't want to miss. Schedule your showing today!