

**10 Riviera Place
Cochrane, Alberta**

MLS # A2268429



\$785,000

Division:	Riviera		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,307 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Celebright Lighting permanent lighting, trampoline

Welcome to 10 Riviera Place — a beautifully appointed 3-bedroom, 2.5-bath home that combines style, comfort, and thoughtful design. The open-concept main floor features durable laminate flooring, a cozy gas fireplace, and a gourmet kitchen complete with granite countertops, wall oven, gas cooktop, and a spacious corner pantry. Upstairs offers a large bonus room, convenient laundry, and a separate office space — perfect for work or study. The primary suite provides a relaxing retreat with a luxurious 5-piece ensuite featuring quartz countertops and tile flooring. Enjoy outdoor living in the fully landscaped yard with an extended composite deck, ideal for entertaining. Additional highlights include central air conditioning, an unfinished basement ready for your personal touch, and a double attached garage that is insulated and drywalled. With durable composite siding, permanent lighting and timeless curb appeal, this home is move-in ready and waiting for you!