

88, 297 Riviera Way  
Cochrane, Alberta

MLS # A2274944



# \$844,440

Division:	Riviera		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,256 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Wet Bar		

Inclusions: Landscaping

Welcome to this brand new luxury villa bungalow in the highly sought-after estate community of Riviera in beautiful Cochrane. Thoughtfully designed with upscale finishes and a functional layout, this home offers an elevated lifestyle in a serene natural setting. Inside, the bright open-concept design is filled with modern elegance and high-end details. The gourmet kitchen features quartz countertops, designer cabinetry, and generous prep space, making it ideal for both everyday cooking and entertaining. The living area centers around a sleek fireplace, creating a warm and inviting atmosphere year-round. The main level includes a spacious primary suite with a walk-in closet and spa-inspired ensuite, providing a private retreat. Additional features include a main-floor laundry room and direct access to a private outdoor deck—perfect for relaxing with your morning coffee or hosting evening gatherings. Ready for you Air Conditioning Rough In and Irrigation rough in. The fully finished basement adds exceptional versatility with space for a family room, guest bedrooms, a home office, gym, or a combination that suits your lifestyle. This level provides comfort and flexibility whether you are entertaining or enjoying quiet time at home. A double attached garage offers ample room for vehicles and storage, while the beautiful surrounding landscape enhances the property’s curb appeal and peaceful atmosphere. Situated in Cochrane’s prestigious Riviera community, this home is just steps from walking paths, the Bow River, parks, schools, and convenient amenities, all within a vibrant and welcoming neighborhood. Whether you are looking to downsize in style or begin a new chapter in luxury, this exceptional bungalow delivers the perfect combination of comfort, sophistication, and location. Schedule your private showing today and discover the

Riviera lifestyle.