

**218 Riviera View
Cochrane, Alberta**

MLS # A2274949



\$745,000

Division:	Riviera		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,009 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Front Yard, Landscaped, Street Lightin		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: All attached lighting fixtures

WELCOME & MAIN FLOOR • Beautifully designed home located in the Semi-Estate Community of Riviera • Inviting open-concept floor plan connecting the kitchen, living room & breakfast nook • Ideal layout for entertaining and family gatherings • Bright, spacious, and thoughtfully designed throughout .KITCHEN • Stunning kitchen with elegant quartz countertops • Stainless steel appliance package • Glass-top convection range • Large kitchen island with flush breakfast bar • Excellent space for casual dining and meal preparation • Functional and stylish heart of the home UPPER LEVEL • Versatile bonus room — perfect for a home office, playroom, or media space • Convenient upper-floor laundry room with counter space and cupboards • Three generous bedrooms PRIMARY BEDROOM & ENSUITE • Spacious and luxurious primary retreat • 5-piece ensuite featuring: – Dual vanity – Soaker tub – Standalone shower • Large walk-in closet offering excellent storage BASEMENT • Unfinished sunshine basement with large windows • Bright and airy feel • Rough-ins for a 3-piece bathroom • Excellent opportunity to customize and create your ideal lower-level space OUTDOOR LIVING • West-facing deck — perfect for summer BBQs and relaxing evenings • Private backyard setting COMMUNITY FEATURES – RIVIERA • Located along the Bow River and Environmental Reserve • Surrounded by mature trees and scenic landscapes • Walking distance to the river and pathway system • Quick bike ride to: – Cochrane Farmers Market – Spray Park – Cochrane Recreation Centre • Combines convenience with a serene, nature-focused lifestyle