

**218 Riviera View
Cochrane, Alberta**

MLS # A2274949



\$739,900

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 Lighting		

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 to 218 Riviera View! This beautifully designed home is located in the sought-after semi-estate community of Riviera and offers an inviting OPEN-CONCEPT floor plan that seamlessly connects the kitchen, living room, and breakfast nook—an ideal layout for entertaining and family gatherings. Bright, spacious, and thoughtfully designed throughout, this home immediately feels warm and welcoming. The stunning kitchen is the heart of the home, featuring elegant QUARTZ COUNTERTOPS, a STAINLESS STEEL APPLIANCE package, a glass-top convection range, and a LARGE ISLAND with a flush BREAKFAST BAR. With excellent space for casual dining and meal preparation, it perfectly balances style and functionality. The upper level offers a versatile bonus room that can easily serve as a home office, playroom, or media space, along with a convenient laundry room complete with counter space and cupboards. THREE GENEROUS BEDROOMS complete this level, including the spacious and luxurious primary retreat. The primary bedroom features a five-piece ensuite with dual vanities, a soaker tub, and a standalone shower, as well as a large WALK-IN CLOSET providing excellent storage. The unfinished basement is bright and airy with large windows and includes rough-ins for a three-piece bathroom, offering an excellent opportunity to customize and create your ideal lower-level living space. Outdoor living is equally impressive with a west-facing deck that's perfect for summer BBQs and relaxing evenings, all overlooking a private backyard setting. Located along the Bow River and Environmental Reserve, the Riviera community is surrounded by mature trees and scenic landscapes. Residents enjoy walking distance access to the river and pathway system, as well as a quick bike ride to the Cochrane

Farmers Market, Spray Park, and Cochrane Recreation Centre. This exceptional home combines everyday convenience with a serene, nature-focused lifestyle.