

**105 Riviera Crescent
Cochrane, Alberta**

MLS # A2283068

\$999,000



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|------------------|---|---------------|-------------------|
| Division: | Riviera | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,538 sq.ft. | Age: | 2013 (13 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Driveway | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Environmental Reserve, Garden, | | |

| | | | |
|-------------------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cement Fiber Board, Wood Frame | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: Closet(s) | Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In | | |
| Inclusions: | N/A | | |

AMAZING OPPORTUNITY to own one of the larger floor plans in Riviera and one of the few homes backing directly onto a natural environmental reserve with a sunny south-facing backyard, located on one of the community's premier streets. This upgraded home offers exceptional privacy, natural views, and everyday convenience. The open-concept main floor features a gourmet kitchen with granite countertops, gas stove, stainless steel appliances, large corner pantry, and generous cabinetry, flowing into a spacious dining area and bright living room with gas fireplace and ash hardwood flooring. Large windows overlook the treed reserve, pathways, and wildlife beyond. Upstairs offers a central bonus room, three spacious bedrooms, a five-piece main bath, oversized laundry room, and a primary retreat with forest views, five-piece ensuite, and walk-in closet. The partially finished basement includes a gym area, recreation space, finished stairs, pot lighting, and a bathroom rough-in. Additional highlights include an epoxy-coated garage floor, updated lighting, two backyard storage sheds, Custom concrete curbing accenting flower beds, Air Conditioning to keep you cool in the Summer months, walnut-stained deck with gas BBQ hookup, and permanent Lumenox exterior lighting. Riviera is a sought-after river community surrounded by acres of natural reserve, extensive pathway systems, walking bridges, and quick access to the Spray Lakes Sawmills Family Sports Centre, Calgary, and the mountains. A rare setting in an exceptional location—book your showing today.