

**105 Riviera Crescent  
Cochrane, Alberta**

**MLS # A2283068**



# \$999,000

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

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