

44 Riviera Court  
Cochrane, Alberta

MLS # A2288522



## \$795,000

<b>Division:</b>	Riviera		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow-Villa		
<b>Size:</b>	1,163 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Front Drive, Heated Garage, In Garage Electric Vehicle Charging Station(s), S		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Gazebo, Landscaped, No Neighbours Behind, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** remote for power blinds

OPEN HOUSE SATURDAY FEB 28th 12-2pm Experience refined single-level living in this impeccably upgraded bungalow villa, quietly tucked away on a cul-de-sac in "River's Edge". Backing onto a forested environmental reserve with no rear neighbours, this exceptional property offers privacy plus direct access to the Bow River pathways and Trans Canada Trail—an idyllic setting for those who value both nature and convenience. Thoughtfully built by Jayman for energy efficiency and effortless living, the home features triple-pane windows, active solar panels, dual-zone furnace, UVC air purification, tankless hot water, water softener, EV plug-in, and Ring doorbell system—delivering modern sustainability without compromise. Inside, elevated finishes and custom upgrades are throughout. Professionally painted in 2025 with new Hunter Douglas honeycomb window coverings to enhance the bright and airy interior. High ceilings and expansive windows frame serene views of the landscaped yard and treed escarpment. The open-concept main floor welcomes you with a gracious entry (built-in storage bench) leading to a versatile flex room ideal for a home office or den. The designer kitchen blends style and function with timeless shaker cabinetry, pull-out pantry, oversized island with seating, and premium stainless appliances including a built-in oven and gas cooktop. The adjoining dining and living areas create an inviting space for everyday living and entertaining alike—all while overlooking the rear yard and escarpment. The primary retreat feels like a private sanctuary featuring indirect lighting, ceiling fan, and a luxurious five-piece ensuite with dual vanities, soaking tub, and walk-in shower. A customized walk-in closet with built-in drawers and shelving offers exceptional organization. A powder room and

heated single attached garage complete the main level. The fully developed lower level expands your living space with a generous family room highlighted by a striking custom entertainment-wall with fireplace, two large bedrooms, a den/office, full bath, and abundant storage. Laundry is currently located downstairs, with the option to relocate to the primary closet if preferred. Outdoors, the deep southeast-facing lot has been professionally landscaped to maximize enjoyment and privacy. A spacious upper deck with power sunshade overlooks a stone terrace and covered gazebo, surrounded by mature trees, perimeter garden beds, and a full irrigation system—creating a private outdoor retreat. All this with no condo fees. An extraordinary opportunity to own a turnkey villa in one of River’s Edge’s most coveted natural settings. Welcome home&hellip;