

\$759,900 - 218 Riviera View, Cochrane

MLS® #A2250064

\$759,900

3 Bedroom, 3.00 Bathroom, 2,009 sqft

Residential on 0.01 Acres

River Song, Cochrane, Alberta

Welcome to this beautifully designed home in the Semi-Estate Community of Riviera.

Step inside to discover an inviting OPEN FLOOR PLAN that seamlessly connects the kitchen, living room, and breakfast nook, making it perfect for entertaining and family gatherings. The heart of the home is the stunning kitchen, featuring QUARTZ COUNTERTOPS that add a touch of elegance. Equipped with stylish STAINLESS STEEL APPLIANCES, including a GLASS TOP CONVECTION RANGE, this kitchen is both functional and chic. The spacious KITCHEN ISLAND, complete with a flush BREAKFAST BAR, provides additional space for casual dining and meal prep.

Upstairs, you'll find a versatile BONUS ROOM that can serve as a home office, play area, or media room, along with a convenient LAUNDRY ROOM with a counter and cupboards. The second floor also boasts three generous bedrooms, including the luxurious primary bedroom. This retreat offers a 5-piece ENSUITE, complete with a DUAL VANITY, SOAKER TUB, STAND ALONE SHOWER, and a large WALK-IN CLOSET—perfect for all your storage needs.

The unfinished basement offers SUNSHINE WINDOWS making it bright and airy. An exciting opportunity for customization, with ROUGH-INS for a 3-piece bath already in



place, allowing you to create your ideal space.

Step outside into the backyard, where a WEST FACING DECK awaits for summer barbecues and outdoor relaxation. Located within walking distance to the RIVER AND SCENIC PATHWAYS. A quick bike ride to the Cochrane Farmers Market, spray park and REC Centre. This home combines convenience with a serene lifestyle as it's nestled along the BOW RIVER and ENVIRONMENTAL RESERVE of trees. Don't miss your chance to make this stunning property your own'schedule a viewing today!

Built in 2018

Essential Information

MLS® #	A2250064
Price	\$759,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,009
Acres	0.01
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	218 Riviera View
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0Z2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Creek/River/Stream/Pond, Front Yard, Landscaped, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	9
Zoning	R-LD

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.