# $925,000 - 206 Riviera View, Cochrane

MLS® #A2256023

**$925,000**
3 Bedroom, 4.00 Bathroom, 2,260 sqft
Residential on 0.10 Acres

Riviera, Cochrane, Alberta

Welcome to your dream home, nestled in the highly sought-after Riviera community!
Step through the front door and into a space that immediately impresses with its soaring OPEN-TO-BELOW layout, flooding the home with natural light and a sense of grandeur. Exposed ceiling beams add architectural charm, while peek-a-boo river views offer serene glimpses of nature right from your living room. There is a newly added AIR CONDITIONING UNIT to keep the home cool on those warm summer days.
The main floor is a showcase of sophistication, featuring engineered HARDWOOD flooring throughout. A dedicated home office provides a quiet space for work or study, and a stylish powder room ensures guests feel welcome. The mudroom is as functional as it is beautiful, complete with FEATURE WALLS and WAINSCOTING, plus the peace of mind of a NEST ALARM SYSTEM. At the heart of the home is the gourmet kitchen, equipped with Frigidaire Professional appliances, including a GAS COOKTOP and sleek range hoodâ€”perfect for the home chef. Anchoring the living room is a beautiful fireplace, creating a warm focal point that balances both comfort and elegance. Framed by expansive windows, the space is flooded with natural light throughout the day, enhancing the soft, light-toned palette of the room. The fireplace adds a touch of coziness to the airy atmosphere, making it the perfect place to gather on cool evenings while still enjoying the

bright and open feel of the surrounding space. Whether you're hosting guests or enjoying a quiet evening in, the FULLY DEVELOPED BASEMENT delivers with a THEATRE ROOM, WET BAR, bar fridge, 9-ft CEILINGS, and ample storage. Upstairs, the bonus room adds flexible living space, accented by unique feature walls. The west-facing kids' bedrooms are bathed in light and include charming SHIPLAP accents. Retreat to the luxurious primary bedroom with a fireplace adding to it's relaxing ambiance, a true sanctuary with TINTED WINDOWS and AUTOMATIC BLINDS for added privacy. The 5-piece ENSUITE invites relaxation with a SOAKER TUB, TILED WALK-IN SHOWER, and a WALK-THROUGH CLOSET featuring a BARN DOOR and CUSTOM ORGANIZERS. Outside, the WEST-FACING BACKYARD oasis offers everything you need for outdoor enjoyment including ELEVATED LANDSCAPING, expansive COMPOSITE DECK with GLASS RAILINGS, custom STONE FIRE PIT with a GAS HOOK UP, a PERGOLA and trees lining the back of the pie-shaped lot that will make the yard even more private. Don't miss your opportunity to own this exceptional property in Riviera!

Built in 2018

## Essential Information

| | |
|---|---|
| MLS® # | A2256023 |
| Price | $925,000 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,260 |
| Acres | 0.10 |
| Year Built | 2018 |

| | |
|---|---|
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 206 Riviera View |
| Subdivision | Riviera |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 0Z2 |

## Amenities

| | |
|---|---|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

## Interior

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|---|---|
| Interior Features | Beamed Ceilings, Ceiling Fan(s), Quartz Counters, Smart Home, Soaking Tub, Wet Bar |
| Appliances | Bar Fridge, Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings, Built-In Oven |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Electric, Gas, Living Room, Bedroom |
| Has Basement | Yes |
| Basement | Finished, Full |

## Exterior

| | |
|---|---|
| Exterior Features | Fire Pit, Dog Run |
| Lot Description | Back Yard, Backs on to Park/Green Space, Pie Shaped Lot |
| Roof | Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

## Additional Information

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|---|---|
| Date Listed | September 12th, 2025 |
| Days on Market | 2 |
| Zoning | R-LD |

## Listing Details

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

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