

# \$1,119,000 - 50 Riviera View, Cochrane

MLS® #A2257769

**\$1,119,000**

4 Bedroom, 4.00 Bathroom, 2,676 sqft

Residential on 0.01 Acres

Riviera, Cochrane, Alberta

Welcome to your RIVERFRONT RETREAT in the prestigious SEMI-ESTATE COMMUNITY of RIVIERA!

This former Trico SHOWHOME was designed to maximize its one-of-a-kind location, offering UNOBSTRUCTED VIEWS of the Bow River, Rocky Mountains, and natural reserveâ€™ with NO NEIGHBOURS BEHIND, only nature and tranquility at your back door.

From the curb, the EXTRA-WIDE CUSTOM PAVING STONE driveway and charming exterior make an immediate impression. Inside, the grand foyer with OPEN-TO-BELOW ceilings, 7 ½â€™ oil-rubbed HARDWOOD floors, and floor-to-ceiling windows creates a bright, welcoming space where every sightline captures those breathtaking river valley views.

The chef-inspired kitchen is both stylish and functional, featuring an OVERSIZED ISLAND, QUARTZ COUNTERTOPS, MAPLE CABINETRY with a BUILT-IN WINE RACK, stainless steel appliances, and a GAS COOKTOP. The open living room, anchored by a STONE-SURROUND GAS FIREPLACE, is perfect for gathering, while the FULL-WIDTH rear DECK invites you to relax and take in the stunning scenery.

Upstairs, a central BONUS ROOM separates the kidsâ€™ bedrooms from the private primary bedroom. Wake up to endless views in your retreat, complete with a spa-like



ENSUITE offering a SOAKER TUB, 10mm TILE & GLASS SHOWER, DUAL VANITIES, and a WALK-THROUGH CLOSET that connects directly to the laundry room with sink and storage.

The FULLY FINISHED WALK OUT BASEMENT extends your living space with an ILLEGAL MOTHER-IN-LAW SUITE featuring its own kitchen with island, 9'™ CEILINGS, full-height windows, GAS FIREPLACE, bedroom, bathroom, and laundry—perfect for extended family, guests, or multi-generational living.

Additional highlights include:

- \* Quartz countertops throughout
- \* Custom drapery & upgraded carpets
- \* 8'™ main floor doors & built-in speakers
- \* DUAL FURNACES & two A/C UNITS for year-round comfort
- \* Double attached garage with 8'™ doors, EXTRA HIGH CEILING, LED lighting & 220V wiring

Living in Riviera means access to the natural reserve, walking paths, the Bow River, golf, a local farmers market, and a pedestrian bridge leading to the off-leash dog park.

This is a rare opportunity to own a luxury riverside home that perfectly combines style, comfort, and location. Don't miss your chance to make this dream home yours!

Built in 2014

## Essential Information

MLS® #	A2257769
Price	\$1,119,000
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,676
Acres	0.01
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	50 Riviera View
Subdivision	Riviera
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0Y7

### **Amenities**

Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front
# of Garages	2
Waterfront	River Front

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle, Stone
Has Basement	Yes

Basement	Full, Suite, Walk-Out
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## Exterior

Exterior Features	Balcony, BBQ gas line
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Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectangular Lot
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Roof	Asphalt Shingle
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Construction	Cement Fiber Board, Concrete, Stone, Wood Frame
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Foundation	Poured Concrete
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## Additional Information

Date Listed	September 18th, 2025
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Zoning	R-LD
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## Listing Details

Listing Office	eXp Realty
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