

# \$844,440 - 88, 297 Riviera Way, Cochrane

MLS® #A2248046

**\$844,440**

3 Bedroom, 3.00 Bathroom, 1,256 sqft  
Single Family on 0.11 Acres

Riviera, Cochrane, Alberta

Welcome to this brand new luxury villa bungalow in the highly sought-after estate community of Riviera in beautiful Cochrane. Thoughtfully designed with upscale finishes and a functional layout, this home offers an elevated lifestyle in a serene natural setting. Inside, the bright open-concept design is filled with modern elegance and high-end details. The gourmet kitchen features quartz countertops, designer cabinetry, and generous prep space, making it ideal for both everyday cooking and entertaining. The living area centers around a sleek fireplace, creating a warm and inviting atmosphere year-round. The main level includes a spacious primary suite with a walk-in closet and spa-inspired ensuite, providing a private retreat. Additional features include a main-floor laundry room and direct access to a private outdoor deck—perfect for relaxing with your morning coffee or hosting evening gatherings. The fully finished basement adds exceptional versatility with space for a family room, guest bedrooms, a home office, gym, or a combination that suits your lifestyle. This level provides comfort and flexibility whether you are entertaining or enjoying quiet time at home. A double attached garage offers ample room for vehicles and storage, while the beautiful surrounding landscape enhances the property's curb appeal and peaceful atmosphere. Situated in Cochrane's prestigious Riviera community, this home is just steps from walking paths, the Bow River, parks, schools,



and convenient amenities, all within a vibrant and welcoming neighborhood. Whether you are looking to downsize in style or begin a new chapter in luxury, this exceptional bungalow delivers the perfect combination of comfort, sophistication, and location. Schedule your private showing today and discover the Riviera lifestyle. (id:6289)

Built in 2024

**Essential Information**

Listing #	A2248046
Price	\$844,440
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,256
Acres	0.11
Year Built	2024
Type	Single Family
Sub-Type	Bare Land Condo
Style	Bungalow

**Community Information**

Address	88, 297 Riviera Way
Subdivision	Riviera
City	Cochrane
Province	Alberta
Postal Code	T4C2A4

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	Wet bar, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

**Interior**

Appliances	Washer, Refrigerator, Cooktop - Electric, Dishwasher, Dryer, Microwave, Oven - Built-In, Hood Fan
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

## Exterior

Foundation	Poured Concrete
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## Listing Details

Listing Office eXp Realty



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Listing information last updated on October 13th, 2025 at 9:31am CDT