

# \$899,900 - 206 Riviera View, Cochrane

MLS® #A2256023

**\$899,900**

3 Bedroom, 4.00 Bathroom, 2,260 sqft

Single Family on 0.10 Acres

Riviera, Cochrane, Alberta

Welcome to your dream home in the prestigious Riviera community, where timeless design meets modern smart-home living. **MAIN FLOOR ELEGANCE** From the moment you step inside, the open-to-below foyer sets the tone with natural light pouring through expansive windows and the architectural beauty of exposed ceiling beams. A dedicated home office and stylish powder room make the main floor both functional and inviting, while the Nest Smart System adds functionality. The gourmet kitchen is the heart of the home—featuring upgraded appliances, a gas cooktop with chimney hood fan, oversized island, and striking feature walls. The adjoining living room is anchored by a gas fireplace that adds warmth and charm to the airy, light-toned space. **ENTERTAINMENT & LIFESTYLE** The fully developed basement is an entertainer's™ paradise with 9-ft ceilings, a wet bar with bar fridge, a spacious theatre room, with unique beams and generous storage. Upstairs, a bright bonus room with unique feature walls offers flexible space for family living, 3 bedrooms inclusive of the master bedroom. **PRIVATE RETREAT** The west-facing kids'™ bedrooms showcase cozy shiplap details, while the primary suite is a true sanctuary—complete with its own fireplace, tinted windows, automatic blinds, and a spa-inspired 5-piece ensuite with soaker tub, tiled shower, and a walk-through closet with barn door and custom organizers. **OUTDOOR OASIS** Step outside to



your private, west-facing backyard, professionally landscaped with an elevated composite deck and glass railings, pergola, stone gas fire pit, and trees along the pie-shaped lot for added privacy. This is the perfect place to unwind or host summer gatherings.**NOTABLE FEATURES**Multiple custom feature walls throughoutBrand-new air conditioning unitAutomatic blinds & smart-home integrationEngineered hardwood flooringWest backyard with lush landscaping Donâ€™t miss this rare opportunity to own a fully upgraded smart home in Rivieraâ€”a community known for its natural beauty, river pathways, and family-friendly lifestyle.

(id:6289)

Built in 2018

**Essential Information**

Listing #	A2256023
Price	\$899,900
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	2,260
Acres	0.10
Year Built	2018
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	206 Riviera View
Subdivision	Riviera
City	Cochrane
Province	Alberta
Postal Code	T4C0Z2

**Amenities**

Amenities	Playground, Schools, Shopping
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Features	Treed, Wet bar
Parking Spaces	5
Parking	Attached Garage, Garage, Heated Garage, Oversize, See Remarks
# of Garages	3

### Interior

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Dryer, Microwave, Oven - Built-In, Hood Fan, Window Coverings, Garage door opener
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

### Exterior

Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office eXp Realty



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