

\$1,100,000 - 50 Riviera View, Cochrane

MLS® #A2257769

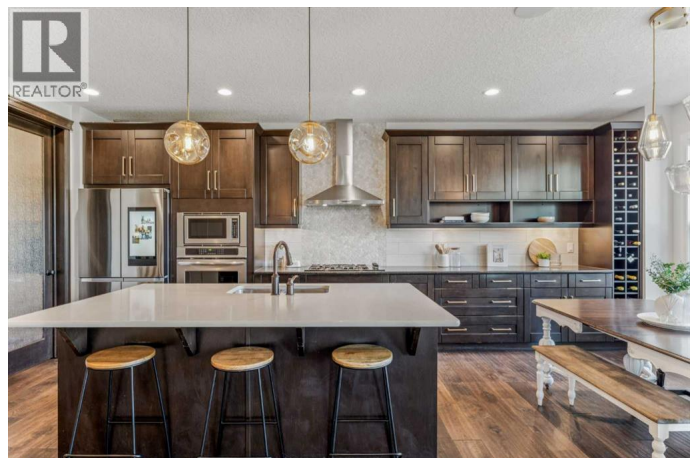
\$1,100,000

4 Bedroom, 4.00 Bathroom, 2,676 sqft

Single Family on 0.01 Acres

Riviera, Cochrane, Alberta

Welcome to your RIVERFRONT RETREAT nestled into the prestigious COMMUNITY of RIVIERA! This former Trico SHOW HOME was designed to maximize its one-of-a-kind location, offering UNOBSTRUCTED VIEWS of the Bow River, Rocky Mountains, and natural reserve 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 1/2" 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 kids' 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 with RIVER VIEWS extends your living space, featuring its own KITCHENETTE with an 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! (id:6289)

Built in 2014

Essential Information

Listing #	A2257769
Price	\$1,100,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,676
Acres	0.01
Year Built	2014
Type	Single Family
Sub-Type	Freehold

Community Information

Address	50 Riviera View
Subdivision	Riviera

City	Cochrane
Province	Alberta
Postal Code	T4C0Y7

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, No neighbours behind, No Smoking Home, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront on river

Interior

Appliances	Refrigerator, Cooktop - Gas, Dishwasher, Microwave, Oven - Built-In, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Other, Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Walk out, Suite

Exterior

Exterior	Stone
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	eXp Realty
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Listing information last updated on October 13th, 2025 at 3:16am CDT