

# \$959,000 - 34 Riviera View, Cochrane

MLS® #A2258579

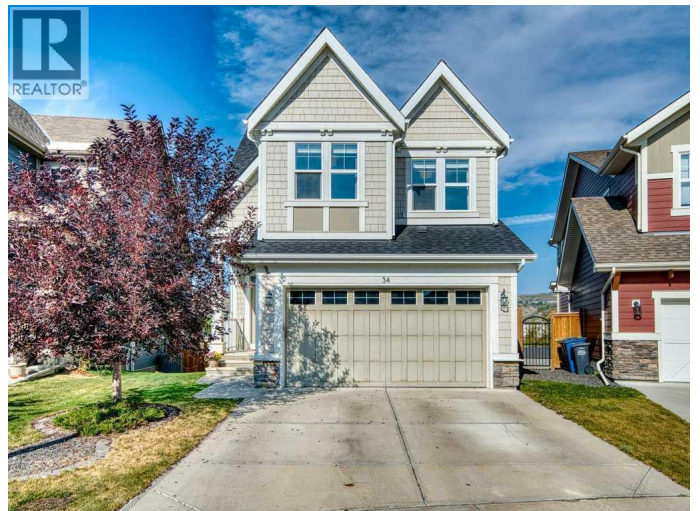
**\$959,000**

4 Bedroom, 4.00 Bathroom, 2,261 sqft

Single Family on 0.11 Acres

Riviera, Cochrane, Alberta

**\*\*PRICE REDUCED\*\*** Discover the serenity of nature at your back door in coveted Riviera! Welcome to this beautifully upgraded and immaculate Jayman-built 2,261 sq. ft. fully finished walkout in one of Cochrane's most sought-after communities. Rarely do walkout homes in this location come to market for under \$1 Million. Designed for both comfort and function, this 4-bedroom, 3.5-bath home blends timeless style with modern convenience. The main floor features 9' ceilings, engineered hardwood and ceramic tile, a warm gas fireplace, and a chef-inspired kitchen with maple-stained shaker cabinets, quartz counters, built-in oven and microwave, brand new fridge, and water softener. Custom window coverings (adjustable top and bottom) allow you to control light while enjoying serene views and no neighbours behind. Upstairs, the central bonus room offers flexible living space, while the convenient laundry room sits alongside two generously sized bedrooms. Retreat to the luxurious primary suite, complete with dual walk-in closets, 5-piece ensuite with his-and-hers vanities, a deep soaker tub, and private water closet. The builder-finished walkout basement expands your living options with a wet bar and beverage fridge, large rec room, and fourth bedroom. Outdoors, enjoy year-round entertaining on the maintenance-free vinyl-membrane upper deck with aluminum railings, or the covered composite deck below. The insulated, drywalled double garage adds



practicality and peace of mind. For those who work or play online, Cat-5 network wiring throughout the home ensures faster connectivity and optimum data security. What truly sets this property apart is its direct access to nature—step out the back gate onto walking and cycling pathways connecting to over 100 acres of parks and natural areas, with views to the pond, river, and visiting migratory birds. The extensive pathways also lead to an off-leash area and the pedestrian bridge into downtown Cochrane. Plus, you're just minutes from the Spray Lakes Sawmills Recreation Centre and the new Co-op grocery store. This home combines a rare Riviera location, thoughtful upgrades, and a lifestyle rich with both convenience and natural beauty. (id:6289)

Built in 2015

### Essential Information

Listing #	A2258579
Price	\$959,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,261
Acres	0.11
Year Built	2015
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	34 Riviera View
Subdivision	Riviera
City	Cochrane
Province	Alberta
Postal Code	T4C0Y7

### Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Wetlands, PVC window
Parking Spaces	4
Parking	Attached Garage, Concrete
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront on river

### Interior

Appliances	Washer, Refrigerator, Water softener, Range - Gas, Dishwasher, Dryer, Microwave, Oven - Built-In, Hood Fan, Window Coverings
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Walk out

### Exterior

Exterior	Composite Siding, Stone
Exterior Features	Lawn
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	CIR Realty
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