

206 Riviera View Cochrane, Alberta

MLS # A2256023



\$914,500

Division:	Riviera		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,260 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Pie Shaped Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Walk-In Closet(s), Wet Bar

Inclusions: Garage Heater, Climbing Wall, All Lighting Fixtures, Built-in Shelves, TV Wall Mount(s) in Garage & Main Floor, Nest Camera Outside, Vivent Security System Hardware, Curtains, Wood Beams Throughout, Shelving above bar in basement, Automatic blinds in Master, Barn Door with attachments, Pergola in the Backyard

OPEN HOUSE SATURDAY SEPTEMBER 27 from 12PM - 3PM | Welcome to your dream home, nestled in the highly sought-after Riviera community! Step through the front door and into a space that immediately impresses with its soaring OPEN-TO-BELOW layout, flooding the home with natural light and a sense of grandeur. Exposed ceiling beams add architectural charm, while peek-a-boo river views offer serene glimpses of nature right from your living room. There is a newly added AIR CONDITIONING UNIT to keep the home cool on those warm summer days. The main floor is a showcase of sophistication, featuring engineered HARDWOOD flooring throughout. A dedicated home office provides a quiet space for work or study, and a stylish powder room ensures guests feel welcome. The mudroom is as functional as it is beautiful, complete with FEATURE WALLS and WAINSCOTING, plus the peace of mind of a NEST ALARM SYSTEM. At the heart of the home is the gourmet kitchen, equipped with Frigidaire Professional appliances, including a GAS COOKTOP and sleek range hood—perfect for the home chef. Anchoring the living room is a beautiful fireplace, creating a warm focal point that balances both comfort and elegance. Framed by expansive windows, the space is flooded with natural light throughout the day, enhancing the soft, light-toned palette of the room. The fireplace adds a touch of coziness to the airy atmosphere, making it the perfect place to gather on cool evenings while still enjoying the bright and open feel of the surrounding space. Whether you're hosting guests or enjoying a quiet evening in, the FULLY DEVELOPED BASEMENT delivers with a THEATRE ROOM, WET BAR, bar fridge, 9-ft CEILINGS, and ample storage. Upstairs, the bonus room adds flexible living space, accented by unique feature walls. The west-facing kids' bedrooms are

bathed in light and include charming SHIPLAP accents. Retreat to the luxurious primary bedroom with a fireplace adding to it's relaxing ambiance, a true sanctuary with TINTED WINDOWS and AUTOMATIC BLINDS for added privacy. The 5-piece ENSUITE invites relaxation with a SOAKER TUB, TILED WALK-IN SHOWER, and a WALK-THROUGH CLOSET featuring a BARN DOOR and CUSTOM ORGANIZERS. Outside, the WEST-FACING BACKYARD oasis offers everything you need for outdoor enjoyment including ELEVATED LANDSCAPING, expansive COMPOSITE DECK with GLASS RAILINGS, custom STONE FIRE PIT with a GAS HOOK UP, a PERGOLA and trees lining the back of the pie-shaped lot that will make the yard even more private. Don't miss your opportunity to own this exceptional property in Riviera!