

**50 Riviera View
Cochrane, Alberta**

MLS # A2257769



\$1,119,000

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| Division: | Riviera | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,676 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Additional Parking, Double Garage Attached, Front Drive, Garage Door Open | | |
| Lot Size: | 0.01 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectang | | |

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| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Separate/Exterior Entry, Suite, Walk-Out To Grade | LLD: | - |
| Exterior: | Cement Fiber Board, Stone, Wood Frame | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Walk-In Closet(s) | | |

Inclusions: All Lighting Fixtures Attached, TV Wall Mounts, All Curtains & Curtain Rods, Wine Racks on Wall in Basement, Barn Door with Attachments; Appliances in Basement - Washer/Dryer, Refrigerator, Stove, Microwave

OPEN HOUSE SUNDAY OCTOBER 5 from 1PM - 4PM | 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 ½” 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!