# \$1,095,000 - 166 Riviera View, Cochrane

MLS® #A2215930

## \$1,095,000

4 Bedroom, 4.00 Bathroom, 2,186 sqft Residential on 0.11 Acres

Riviera, Cochrane, Alberta

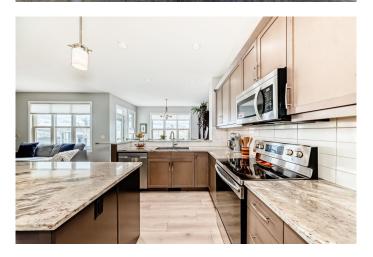
Welcome to your dream family home, perfectly situated along the picturesque Bow River with direct access to walking paths and Cochrane's extensive trail system. This beautifully upgraded 4-bedroom, 4-bathroom home offers the ideal blend of space, style, and location for active families who love both indoor comfort and outdoor adventure.

Step inside to a bright and inviting open-concept main floor, where large windows frame stunning river views. The heart of the home is a gorgeous chef-inspired kitchen featuring premium appliances, corner pantry for extra storage, a built-in wine rack, elegant cabinetry, and plenty of counter space for cooking and gathering. The spacious living area is centered around a beautiful gas fireplace, perfect for cozy family evenings. The upgraded rear deck features glass railings to capture an unobstructed view of the river. Upstairs, three large bedrooms and a bonus room provide private retreats for the whole family, including a generous primary suite with a spa-like ensuite which includes dual sinks, a large soaker tub, plus a huge walk-in closet. The upper level laundry room will be appreciated too. The fully finished basement adds even more flexibility â€" ideal for a kids' playroom, teen lounge, home gym, or guest suite, plus it offers a fourth bedroom and full bathroom.

Outside, enjoy a large backyard that backs







directly onto the river and trail system – perfect for biking, dog walks, or weekend family strolls. The lower patio area offers sitting areas for any weather with a covered rear porch space, private hot tub area, separate fenced section that's perfect for keeping the dogs off the grass, plus a large green area for the kids to play or to plant a little garden and a custom shed. A heated, finished, oversized attached garage offers plenty of space for vehicles, bikes, and all your outdoor gear. To top it off, this home also comes with an extra wide driveway for additional parking plus central air conditioning, keeping you comfortable every single day.

With thoughtful upgrades throughout, breathtaking natural surroundings, and room for your family to grow and thrive, this is more than just a house – it's a forever home.

Don't miss this rare opportunity to live riverfront in comfort and style – book your showing today!

Built in 2018

#### **Essential Information**

MLS® # A2215930 Price \$1,095,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,186

Acres 0.11

Year Built 2018

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 166 Riviera View

Subdivision Riviera

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 0Z1

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Heated Garage, Oversized

# of Garages 2

## Interior

Interior Features Granite Counters, Quartz Counters

Appliances Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

### **Exterior**

Exterior Features Private Yard

Lot Description Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped,

No Neighbours Behind, Views

Roof Asphalt Shingle

Construction Cement Fiber Board, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 30th, 2025

Days on Market 22

Zoning R-LD

## **Listing Details**

Listing Office CIR Realty

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