

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

MLS® #A2257769

\$1,100,000

4 Bedroom, 4.00 Bathroom, 2,676 sqft

Residential on 0.01 Acres

Riviera, Cochrane, Alberta

OPEN HOUSE SATURDAY OCTOBER 18

from 11AM - 1PM | Welcome to your

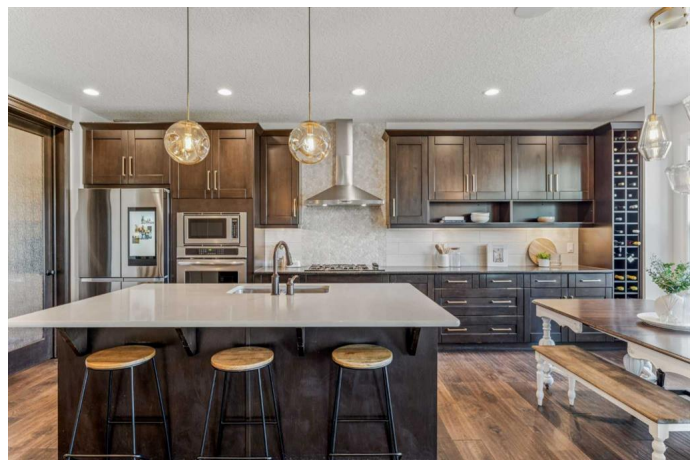
RIVERFRONT RETREAT nestled into the prestigious COMMUNITY of RIVIERA!

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!

Built in 2014

Essential Information

MLS® #	A2257769
Price	\$1,100,000
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,676
Acres	0.01
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	50 Riviera View
Subdivision	Riviera
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0Y7

Amenities

Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front
# of Garages	2
Waterfront	River Front

Interior

Interior 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)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle, Stone
Has Basement	Yes

Basement	Finished, Full, Exterior Entry, Suite, Walk-Out
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Exterior

Exterior Features	Balcony, BBQ gas line
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Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectangular Lot
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Roof	Asphalt Shingle
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Construction	Cement Fiber Board, Stone, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	September 18th, 2025
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Days on Market	25
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Zoning	R-LD
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Listing Details

Listing Office	eXp Realty
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