



50 Riviera View , Cochrane, Alberta - \$1,125,000



Main Photo

Property Description

Welcome to your RIVER VIEW RETREAT in the prestigious SEMI-ESTATE COMMUNITY OF RIVIERA! This FORMER TRICO SHOWHOME was custom designed to capture BREATHTAKING, UNOBSTRUCTED VIEWS of the BOW RIVER, ROCKY MOUNTAINS, AND NATURAL RESERVE—with NO NEIGHBOURS BEHIND, just endless beauty and serenity right at your doorstep.

From the moment you arrive, the EXTRA-WIDE CUSTOM PAVING STONE DRIVEWAY and CHARMING CURB APPEAL set the tone. Step inside to a GRAND FRONT ENTRY with SOARING OPEN-TO-BELOW CEILINGS, 7 ½" OIL-RUBBED HARDWOOD FLOORS, and FLOOR-TO-CEILING WINDOWS flooding the home with natural light while framing the stunning river views from all three levels.

The CHEF-INSPIRED KITCHEN is perfect for entertaining, featuring an OVERSIZED ISLAND, QUARTZ COUNTERS, MAPLE CABINETRY, BUILT-IN WINE RACK, STAINLESS-STEEL APPLIANCES, and GAS COOKTOP. Gather with family and friends in the LIVING ROOM ANCHORED BY A STONE-SURROUND GAS FIREPLACE, or



step outside to the FULL-WIDTH REAR DECK and take in the sweeping views of the river valley. Upstairs, a CENTRAL BONUS ROOM separates the kid's wing from the PRIVATE PRIMARY RETREAT. Wake up to UNINTERRUPTED VIEWS from the PRIMARY SUITE and unwind in the SPA-LIKE ENSUITE with 10MM TILE-AND-GLASS SHOWER, SOAKER TUB, DUAL VANITIES, and an OVERSIZED WALK-IN CLOSET that flows directly into the LAUNDRY ROOM WITH SINK AND STORAGE.

The FULLY FINISHED WALKOUT BASEMENT offers an ILLEGAL MOTHER-IN-LAW SUITE with a FULL KITCHEN, ISLAND, 9' CEILINGS, FULL-HEIGHT WINDOWS, GAS FIREPLACE, BEDROOM, FULL BATHROOM, and ITS OWN LAUNDRY—ideal for EXTENDED FAMILY, GUESTS, OR MULTI-GENERATIONAL LIVING.

Every detail has been thoughtfully designed, including QUARTZ COUNTERS THROUGHOUT, CUSTOM DRAPERY, UPGRADED CARPETS, 8' MAIN FLOOR DOORS, BUILT-IN SPEAKERS, DUAL FURNACES, and TWO A/C UNITS for year-round comfort. The DOUBLE ATTACHED GARAGE is equally impressive with 8' TALL DOORS, EXTRA HEIGHT CEILINGS, LED LIGHTING, and 220V PLUG WIRING—perfect for storage, hobbies, or a workshop.

RIVIERA COMMUNITY is one-of-a-kind, offering OVER 100 ACRES OF NATURAL RESERVE, 19 KM OF PATHWAYS, and DIRECT ACCESS TO THE RIVER, GOLF, LOCAL FARMERS MARKET and PEDESTRIAN BRIDGE TO OFF-LEASH DOG PARK.

This RARE RIVERSIDE PROPERTY truly blends LUXURY, LIFESTYLE, AND LOCATION—an opportunity that doesn't come along often. Don't miss your chance to call this DREAM HOME yours!

REALTOR Referral



REALTOR®

Mobile: N/A

Email: N/A

Website: <https://www.real-estate-homes.ca/>

Courtesy Of: eXp Realty

Photos
Coming
Soon



P: