



50 Riviera View , Cochrane, Alberta - \$1,119,000



Main Photo

Property Description

Welcome to your RIVERFRONT RETREAT in the prestigious SEMI-ESTATE COMMUNITY of RIVIERA! This former Trico SHOWHOME 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 extends your living space with an ILLEGAL MOTHER-IN-LAW SUITE featuring its own kitchen with 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!

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