



THE
A-TEAM

**RE/MAX
FIRST**

150 RIVIERA View, Cochrane T4C 0Z1

MLS® #: **A2085715**

Area:

Listing **10/11/23**

List Price: **\$1,450,000**

Status: **Active**

County: **Rocky View County**

Date:

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2018**

Lot Information

Lot Sz Ar: **5,252 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,586**

Low Sqft:

Ttl Sqft: **2,586**

DOM

221

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Underground Sprinklers, Yard Lights
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Lighting, Other**

Construction: **Cement Fiber Board**
Flooring: **Carpet, Hardwood, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer**
Int Feat: **Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	7`11" x 14`10"
Dining Room	Main	7`0" x 11`8"
Office	Main	9`11" x 11`5"
Bedroom - Primary	Upper	13`5" x 14`11"
Bedroom	Upper	10`8" x 10`11"
Laundry	Upper	5`2" x 7`8"
Family Room	Lower	11`11" x 23`8"

Room	Level	Dimensions
Kitchen	Main	9`7" x 18`8"
Living Room	Main	14`10" x 17`7"
Mud Room	Main	4`2" x 10`5"
Bedroom	Upper	11`7" x 13`7"
Bonus Room	Upper	15`11" x 16`4"
Bedroom	Lower	11`11" x 12`3"
Other	Lower	7`6" x 14`1"

Furnace/Utility Room	Lower	7`6" x 14`9"	2pc Bathroom	Main	4`9" x 4`10"
5pc Bathroom	Upper	5`4" x 6`9"	5pc Ensuite bath	Upper	8`11" x 10`9"
4pc Bathroom	Lower	4`10" x 7`10"			
Legal/Tax/Financial					
Title:		Zoning:			
Fee Simple		R-LD			
Legal Desc:		1610575			
Remarks					
Pub Rmks:		<p>Here's your opportunity to purchase your dream home in the prestigious community of Riviera. This is a true one-of-a-kind home backing onto the Bow River where you're immersed in a natural setting with the beautiful pathways and parks at your doorstep. You'll immediately notice the attention to detail throughout the entire property and no expense was spared when it came to upgrades. The chef's dream kitchen has a stunning quartz countertop island with farm sink and hands-free faucet, full height cabinets, pull out drawers, under cabinet lighting, convenient pot filler, and large pantry. The kitchen is fully equipped with high end Thermador appliances, including 6-burner gas stovetop, oversized fridge and custom hardware. The upper level features a stunning primary suite with river and town views, elegant ensuite with heated tile floors, dual sinks, upgraded island tub and shower with designer tile, custom glass, individual jets, removable shower head and rainfall shower head. The custom walk-in closet leads to the laundry room with sink, cabinets and shelving. The bonus room is massive, perfect for family movie nights, and leads to the children's bedrooms with a Jack-and-Jill style bathroom with custom tile and design. There's also a separate office space or den, a flex room to use however you need. The finished walkout level boasts another bedroom, full bathroom and wetbar rough-in. You'll be impressed with the landscaping which features artificial turf, several sitting areas, firepit area, irrigation system, hot tub, specialized lighting and the incredible Suncoast Enclosures louvered roof and remote controlled screens on the 14 x 26 upper and lower deck areas. This allows you to have full control of privacy, shade, and protection from the elements while you enjoy your 3 season room with a view. Extra upgrades include triple pane windows, central AC, custom designer linen Roman shades, Restoration Hardware mirrors, reclaimed hardwood barn doors, automatic sensor lighting, Sonos sound system, gemstone lighting, interior wall insulation, spray foam exterior wall insulation, stamped concrete and so much more! Full upgrade list is available by request.</p>			
Inclusions:		fridge, stove, dishwasher, microwave, washer, dryer, all window coverings, garage opener with remote			
Property Listed By:		CIR REALTY			

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











