



THE
A-TEAM

**RE/MAX
FIRST**

18 RIVIERA View, Cochrane T4C 0Y7

MLS® #: **A2121322** Area: **River Song** Listing Date: **04/11/24** List Price: **\$1,099,999**
Status: **Pending** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2017**

Lot Information

Lot Sz Ar: **4,396 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,543**
Low Sqft:
Ttl Sqft: **2,543**

DOM

38
Layout
Beds: **4 (4)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Private,Rectangular Lot,Views
Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front,Oversized

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Fire Pit,Private Yard**

Construction: **Brick,Cedar**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Wine Refrigerator**
Int Feat: **Bar,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Stone Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`0" x 12`9"	Living Room	Main	17`0" x 12`0"
Dining Room	Main	12`11" x 8`10"	Den	Main	9`0" x 7`0"
2pc Bathroom	Main	4`11" x 4`11"	Mud Room	Main	14`4" x 4`11"
Bedroom - Primary	Second	17`3" x 13`8"	4pc Ensuite bath	Second	12`11" x 11`6"
Bedroom	Second	10`7" x 10`0"	Bedroom	Second	11`0" x 9`4"

Bedroom
Bonus Room
Family Room
Other

Second
Second
Basement
Basement

11`0" x 9`4"
15`1" x 11`4"
17`1" x 15`1"
12`5" x 11`9"

4pc Bathroom
Laundry
Den
3pc Bathroom

Second
Second
Basement
Basement

10`3" x 9`4"
10`7" x 5`5"
12`4" x 10`8"
11`8" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1510339

Zoning:
R-LD

Remarks

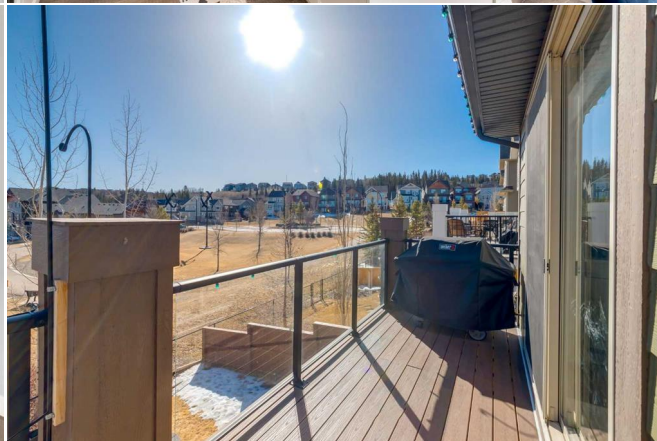
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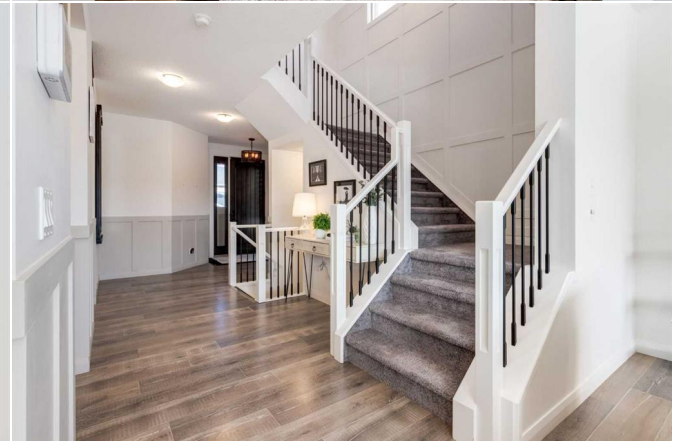
We're extremely proud to present this incredible home which offers views for days, backing directly onto the Bow River and a playground, in the picturesque community of River Song. This lot allows for a south facing yard with a view over the Bow River, so you don't have to watch a construction zone to the East for the next 5 years! This 2-story, immaculate, 4-bedroom up, walkout home is just waiting for its new family to move in. Show home quality from top to bottom which is apparent as soon as you enter. Luxury vinyl plank flooring all thru the main level with touches of modern/chic elements. Picture windows bringing in loads of natural light that cast all throughout the home. The gorgeous stone veneer gas fireplace in an open concept floorplan brings an element of style and warmth while entertaining. The chef's kitchen has sleek white cabinetry up against white quartz counters and accents of black that show an elegance along with the stainless-steel appliances, coffee bar, breakfast bar with seating for 3 and a walk thru mud room. Make those Summer memories taking in the views from the deck & have that morning coffee or glass of wine at the end of the day. A convenient front office for the work at home professional and 2-piece bath complete this breathtaking main floor. Head up to the 2nd level that carries on with the same style as the main floor. The bonus room has a cathedral feel, with vaulted ceilings that makes a great space for a playroom or family movie night, this above grade floorplan also separates the primary from the kids' rooms... for that much needed extra layer of privacy. The ensuite is like no other with more of the captivating views that take your breath away. The spa-like 5-piece ensuite with soaker tub, an unbelievable glass shower with tile surround and rain shower head, walk in closets, double vanities, and of course heated floors! This is truly a space to enjoy at any time of day, and you deserve it. 3 more generous sized bedrooms, a 4-piece bath and full laundry room finish off this surreal upper level. Why stop there, step down to the basement complete with walkout to a covered patio area to watch the kids play in the yard or on the playground behind. This lower level is unlike anything you've seen complete with a custom built wet bar (not prefab cabinets), a flex space currently set up as a home gym that could easily be used as an office or guest bedroom. There's a glass enclosed wine cellar, massive family room with another fireplace, custom built-ins with wainscoting highlights, and another gorgeous 3-piece spa like bathroom. A home like no other with so much more to offer. Over 3750ft2 of total space the possibilities are endless. Come make River Song in Cochrane your new way of life. Blast off to the mountains and easy access to Calgary, we'd love to accommodate showings for your family's next chapter!

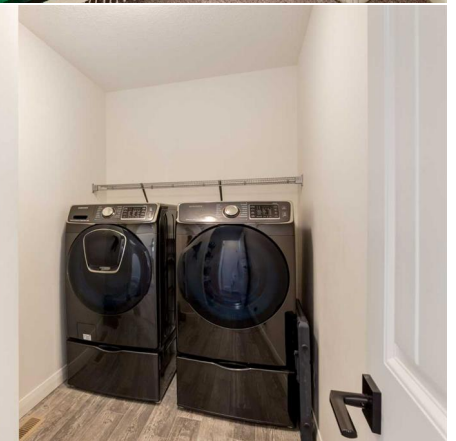
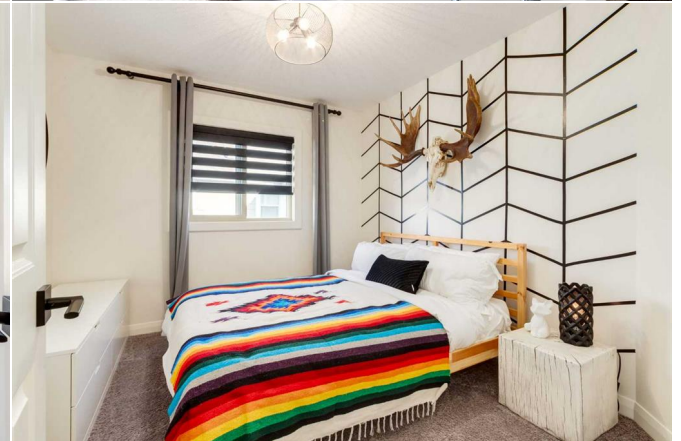
Inclusions:
Property Listed By:

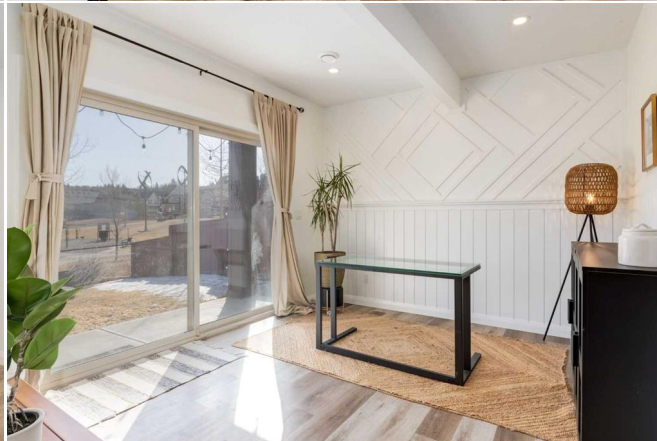
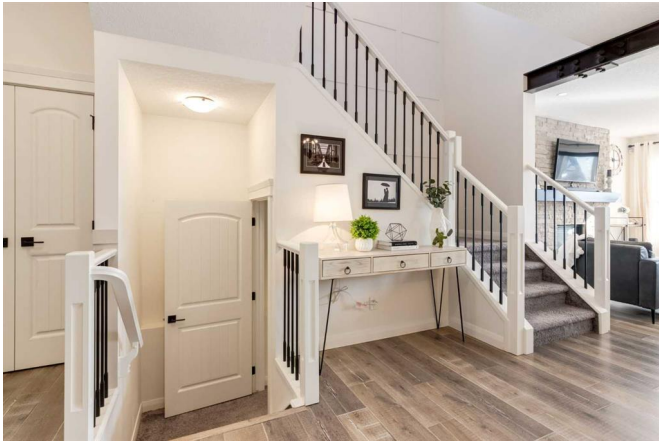
TV Mounts
RE/MAX Landan Real Estate

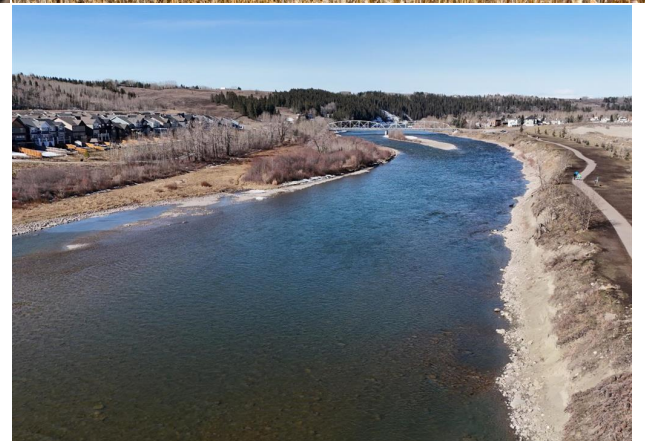
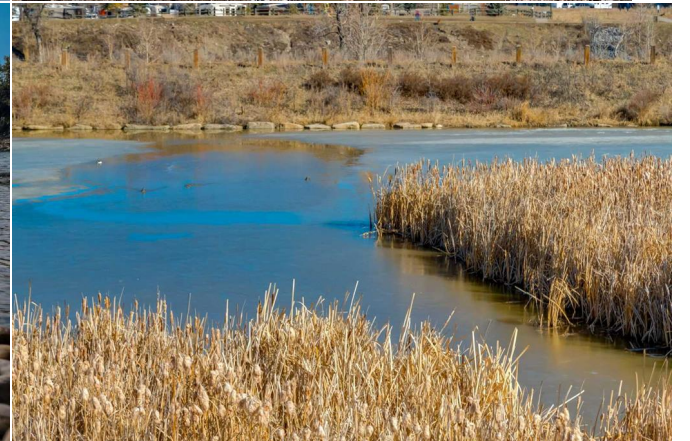
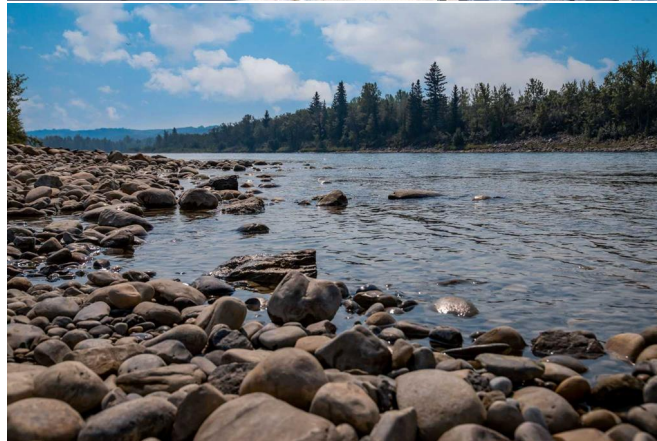
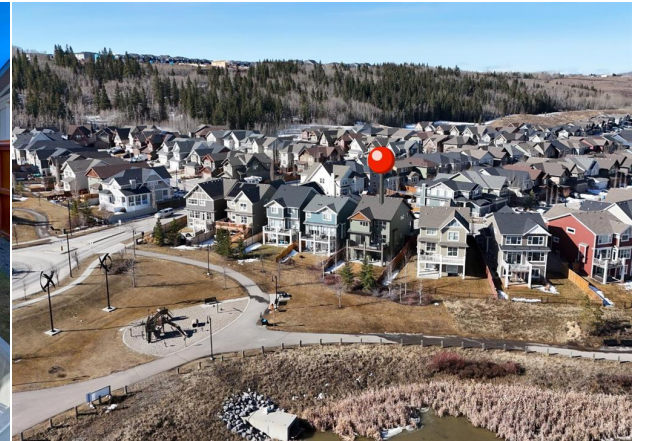
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













18 Riviera View

- ~ Backing Onto Bow River & Park/Playground
- ~ River Views From All 3 Levels
- ~ Walkout 2-Storey | 3475ft2 Total
- ~ Open Concept Kitchen w/Shaker Style, Full Height Cabinets Into Dinning Nook
 - ~ Dual Wall Ovens | White Subway Tile Backsplash | 6 Burner Gas Cook Top
 - ~ Quartz Counters | Black Accents, Hardware & Faucets
 - ~ Stone Surround Gas Fireplace w/Mantle
- ~ Designer Lighting | Paneled Accent Walls | Wainscoted feature walls
 - ~ Vaulted Ceilings | Main Floor Office | Fully Equipped Mud Room
 - ~ Upper Level Laundry Room | Vaulted Creilings In Bonus Room
 - ~ Upgraded Railings & Bannisters
- 5-pc Ensuite | Walk-In Closet | Heated Floors
 - ~ Covered Patio On Lower Level | Composite Siding
- ~ Wet Bar w/Tile Backsplash & Quartz Counter, Beverage Fridge & Wine Cellar
 - ~ Home Gym (Can Convert to 5TH Bedroom/Office)
 - ~ LVP Flooring In Basement
 - ~ Central A/C | Electric Fireplace
- ~ Access To Bow River Path & So Much More!