



THE
A-TEAM

**RE/MAX
FIRST**

148 RIVIERA Way, Cochrane T4C 0V4

MLS® #: **A2134567**

Area: **Riviera**

Listing Date: **05/24/24**

List Price: **\$833,700**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2014**

Lot Information

Lot Sz Ar: **4,133 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,504**
Low Sqft:
Ttl Sqft: **2,504**

DOM

32
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Many Trees,Street Lighting**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Dog Run,Private Yard**

Construction: **Composite Siding,Stone,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Garburator,Gas Cooktop,Gas Water Heater,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Central Vacuum,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	15`10" x 10`11"
Dining Room	Main	12`7" x 8`11"
Laundry	Upper	8`10" x 6`5"
Bedroom	Upper	11`7" x 10`9"
5pc Ensuite bath	Upper	11`10" x 9`11"
4pc Bathroom	Upper	10`3" x 4`11"

Room	Level	Dimensions
Living Room	Main	13`11" x 12`11"
Mud Room	Main	7`9" x 7`4"
Bedroom - Primary	Upper	13`11" x 12`7"
Bedroom	Upper	11`5" x 9`11"
2pc Bathroom	Main	5`4" x 4`9"
Bedroom	Lower	14`11" x 11`6"

4pc Bathroom

Lower

13`8" x 4`11"

Family Room
Legal/Tax/Financial

Lower

18`5" x 13`8"

Title:
Fee Simple
Legal Desc:

1311268

Zoning:
R1

Remarks

Pub Rmks: **Lovely, Large, Well Maintained Jayman-built home situated in the prestigious neighbourhood of Riviera, nestled alongside the Bow River in Cochrane. This house has over 3440 square feet of living space including the remarkable fully finished basement which boasts a huge bedroom with walk-in closet, entertainment centre/family room (pre-wired for surround sound system) & large 4 piece bathroom. It is an open concept design with gorgeous hardwood flooring, a spacious great room with an impressive gas fireplace featuring a modern mantle & tile surround. The gourmet kitchen contains ample quartz counter space, built in stainless steel appliance package (gas stovetop), & maple stained cabinetry surrounding a central granite-topped island. A raised eating bar borders the dining area which is surrounded by big windows & allows viewing of the well treed private backyard or elevated deck. The large entryway & well situated powder room complete the main floor. Upstairs is a large central bonus room for your family to enjoy. The primary suite offers a luxurious ensuite with soaker tub, shower, double walk-in closets plus makeup vanity. Two more well sized bedrooms share the upper level space - perfect for the kids, or guests or yourself as an office or den. The second floor also offers a conveniently placed laundry room & 4-piece bathroom. Top quality touches include ceramic tile in all bathrooms, plus front & rear entrances, Hunter Douglas window coverings, extra stair railings, BBQ gas line, 9 ft. basement ceilings, & dual high efficiency Lennox furnaces. Riviera is an awesome community with nearby playground plus riverside & forested pathways. It is a short distance from schools, dog parks, a pedestrian bridge, the SLS sports complex, Cochrane Golf club & all downtown amenities. Schedule a viewing soon to personally appreciate all that this incredible property & neighbourhood have to offer.**

Inclusions:
Property Listed By: **All window coverings (Hunter Douglas)
MaxWell Canyon Creek**

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









