



THE
A-TEAM

**RE/MAX
FIRST**

14 RIVIERA Crescent, Cochrane T4C 0T6

MLS®#: **A2138692** Area: **River Song** Listing Date: **06/26/24** List Price: **\$849,900**
 Status: **Pending** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **5,091 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,283**
 Low Sqft:
 Ttl Sqft: **2,283**

DOM

6
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Corner Lot,Cul-De-Sac,Low Maintenance Landscape,Landscaped,Treed**
 Park Feat: **Double Garage Attached,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer**
 Int Feat: **Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`11" x 2`11"
Kitchen	Main	15`1" x 12`7"
Mud Room	Main	14`8" x 7`10"
4pc Bathroom	Second	7`2" x 10`9"
Bedroom	Second	12`5" x 11`2"
Family Room	Second	15`3" x 15`3"

Room	Level	Dimensions
Dining Room	Main	13`3" x 8`10"
Living Room	Main	12`0" x 16`0"
Office	Main	5`9" x 8`0"
5pc Ensuite bath	Second	16`2" x 10`6"
Bedroom	Second	12`6" x 11`2"
Laundry	Second	5`9" x 6`11"

Bedroom - Primary
3pc Bathroom
Game Room
Furnace/Utility Room

Second
Basement
Basement
Basement

15`3" x 14`1"
8`0" x 5`0"
23`11" x 22`10"
10`6" x 13`3"

Walk-In Closet
Bedroom
Storage

Second
Basement
Basement

4`8" x 12`11"
10`1" x 11`7"
3`6" x 4`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1311268

Zoning:
R-LD

Remarks

Pub Rmks:

Welcome to your dream home, a stunning two-storey residence built in 2015, located in the serene and desirable community of Riversong. With over 3,200 square feet of developed living space, this home offers ample room for comfortable living and entertaining. Situated on a corner lot in a quiet cul-de-sac, this property boasts great curb appeal and is just steps away from the Bow River, Riviera Playground, and a network of walking and biking pathways. The location is ideal for those who love outdoor activities and a peaceful environment. As you enter the home, you are greeted by a tile entryway that leads into an open concept main floor. The kitchen, living, and dining areas are seamlessly connected, featuring hardwood flooring and expansive windows that flood the space with natural light. The cozy gas fireplace with a stone feature wall adds warmth and charm to the living area. The gourmet kitchen is a chef's delight, equipped with high-end stainless steel appliances, including a gas cooktop and wall oven. The spacious island with a breakfast bar, quartz countertops, and ample cupboard and counter space make meal preparation a joy. A walk-through butler's pantry leads to the mudroom, providing a convenient space for unloading groceries. The generous dining area, with sliding doors leading to the back deck, is perfect for family meals and entertaining guests. The main floor also includes a spacious office and a two-piece powder room. Upstairs, you will find plush carpeting throughout the bedrooms and bonus room. The primary bedroom is a true retreat, featuring an expansive ensuite with dual sinks, a soaker tub, a standalone oversized tile shower with a rain shower head, and a large walk-in closet with a window. Two additional bedrooms, a four-piece bathroom, and a laundry room complete the upper level. The fully finished basement offers a sizable recreation room, an additional bedroom, and a three-piece bathroom. The west-facing backyard is perfect for enjoying afternoon and evening sun, with a massive deck featuring a pergola and freshly stained wood. The low-maintenance landscaping, with no grass to mow and mature trees, ensures you can spend more time relaxing and less time on yard work. This home comes with numerous additional features, including air conditioning for hot summer nights, an oversized double attached garage, freshly painted interiors, upgraded blinds, and composite siding. The property also benefits from tons of builder upgrades that add to its overall appeal. Riversong is a master-planned community set amid a picturesque landscape by the Bow River. It encompasses a 100-acre natural reserve and is home to Bow Valley High School. With a short commute to Calgary, Riversong offers the perfect escape from the hustle and bustle of city life, while still providing easy access to parks, pathways, and schools. Don't miss the opportunity to make this incredible house your home and experience the perfect blend of luxury, comfort, and convenience.

Inclusions:
Property Listed By:

TV mount in mater bedroom, Curtains
Real Broker

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











