



THE
A-TEAM

**RE/MAX
FIRST**

41 RIVIERA View, Cochrane T4C 0Y7

MLS®#: **A2139548** Area: **Riviera** Listing **06/14/24** List Price: **\$879,990**
Date:
Status: **Pending** County: **Rocky View County** Change: **-\$879,110k, 14-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2015**
Lot Information
Lot Sz Ar: **399 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,478**
Low Sqft:
Ttl Sqft: **2,478**

DOM

14
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,Fruit Trees/Shrub(s),Low Maintenance Landscape,Landscaped**
Park Feat: **Block Driveway,Double Garage Attached,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Garden,Lighting**

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

Kitchen Appl: **Central Air Conditioner,Convection Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Double Vanity,High Ceilings,No Smoking Home,Pantry,Quartz Counters,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	9`1" x 12`7"	Living Room	Main	13`0" x 18`5"
Kitchen	Main	14`0" x 17`3"	Dining Room	Main	14`0" x 11`1"
2pc Bathroom	Main	3`2" x 6`10"	Bedroom	Second	16`0" x 9`8"
Family Room	Second	21`0" x 17`4"	Office	Second	9`1" x 6`10"
Laundry	Second	9`0" x 5`6"	4pc Bathroom	Second	9`0" x 5`0"
Bedroom	Second	12`8" x 10`0"	Bedroom - Primary	Second	14`0" x 18`0"
5pc Ensuite bath	Second	10`4" x 12`9"	Walk-In Closet	Second	10`3" x 6`9"

Game Room
3pc Bathroom
Furnace/Utility Room

Basement
Basement
Basement

16`4" x 29`7"
9`0" x 10`8"
9`0" x 10`8"

Bedroom
Exercise Room
Storage

Basement
Basement
Basement

13`2" x 14`2"
17`5" x 6`9"
4`5" x 5`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1510339

Zoning:
R-LD

Remarks

Pub Rmks:

Located on one of the most desirable streets in Riviera on the 'Banks of the Bow' in Cochrane, this Riviera View property offers more than just a home; it promises a lifestyle. Boasting 2,479 square feet above grade, this Jayman-built residence has been meticulously maintained and features the upscale upgrades expected from riverside living. The home enjoys a SOUTH-facing yard that bathes the property in sunshine, even on the frostiest days. The generous floor plan includes four bedrooms and three and a half bathrooms, providing ample space for family living and entertaining. High ceilings, large windows, and premium finishes throughout create a bright and welcoming atmosphere. The heart of the home is the state-of-the-art kitchen, equipped with stainless steel appliances, a gas stove, quartz countertops, and a large island. The fully developed basement adds even more value, featuring a recreation and gym area, a fourth bedroom, a full bathroom, and plenty of storage space. The exterior of the home is clad in durable Hardie board siding and features a fully fenced yard with a private deck area and Bluetooth speaker, perfect for year-round entertaining. The landscaped yard includes your very own pear tree. This property is just minutes away from the Bow River, extensive walking and biking trails, and parks. It is also conveniently close to schools, a sports center, and shops. This home offers the perfect balance of the convenience of commuting to Calgary and the tranquility of a mountain resort. Don't miss the opportunity to own this exceptional home in one of Cochrane's most desirable neighborhoods. Contact us today to schedule a private viewing and experience the charm and elegance of 41 Riviera View for yourself.

Inclusions:
Property Listed By:

N/A
Royal LePage Benchmark

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







