



THE
A-TEAM

**RE/MAX
FIRST**

17 RIVIERA Place, Cochrane T4C 0V4

MLS®#: **A2160804** Area: **Riviera** Listing Date: **09/04/24** List Price: **\$900,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **4,779 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,795**
 Low Sqft:
 Ttl Sqft: **2,795**

DOM

14
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Laminate, Tile**
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`8" x 11`8"	Breakfast Nook	Main	14`0" x 10`0"
Dining Room	Main	14`1" x 9`11"	Living Room	Main	22`0" x 14`5"
Family Room	Upper	20`11" x 13`1"	Game Room	Basement	17`11" x 12`7"
Living Room	Basement	29`1" x 15`0"	Laundry	Upper	8`3" x 7`5"
Mud Room	Main	8`7" x 6`0"	Foyer	Main	10`9" x 7`6"
Bedroom - Primary	Upper	16`0" x 14`6"	Bedroom	Upper	13`2" x 10`0"
Bedroom	Upper	13`1" x 10`0"	Walk-In Closet	Upper	6`10" x 5`0"

Walk-In Closet
4pc Bathroom

Upper
Upper

8`7" x 6`10"

2pc Bathroom
5pc Ensuite bath
Legal/Tax/Financial

Main
Upper

Title:
Fee Simple
Legal Desc:

1311268

Zoning:
R-LD

Remarks

Pub Rmks:

Welcome to Riviera, an exclusive riverside community where elegance meets convenience. This exceptional residence, situated in a serene cul-de-sac, spans almost 4,000 square feet across three levels. The home's refined design is complemented by tasteful upgrades, a thoughtfully crafted floor plan and a Jayman tier 1 sample upgrade package. The main level features a versatile office or flex space and a bright dining area with deck access—perfect for enjoying your morning coffee. The chef's kitchen is a culinary delight, equipped with a large center island, granite countertops, a 36" gas cooktop, wall oven, and built-in microwave. The adjacent living room, bathed in natural light, is anchored by a gas fireplace and comfortably accommodates your furnishings. A convenient mudroom connects to the oversized, insulated garage, which offers ample space for vehicles, storage, or a workshop. Upstairs, the primary suite is a luxurious retreat, featuring a spacious bedroom, a lavish ensuite with a soaker tub, separate shower, water closet, dual vanities, and a make-up counter, complemented by two generous walk-in closets. The upper level also includes two large bedrooms, an expansive bonus room with abundant windows, a spacious laundry room, and a full bath. The finished basement, with its cozy carpet and neutral decor, offers an open and inviting space ready for your personal touch and the ability to easily add a bathroom. Additional comforts include dual furnaces for efficient heating and ample storage space in the separate furnace room. The home's exterior features durable hardboard siding, reflecting its overall quality and craftsmanship. Situated just moments from the Bow River, nature reserves, dog parks, and walking paths, this home is ideally positioned for both relaxation and recreation. Nearby amenities include Bow Valley High School, Spray Lakes Sawmills Recreation Centre, and the new Greystone commercial development, which will soon feature a Calgary Co-Op and bus services which take you directly to Calgary. With its exceptional design, thoughtful layout, and prime location, this home is a rare find. Schedule your viewing today.

Inclusions:
Property Listed By:

**Shed
Real Broker**

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