80 RIVIERA Crescent, Cochrane T4C 0T6

MLS®#:	**A2164243**	Area:	**Riviera**	Listing Date:	**10/26/24**	List Price:	**$925,000**
Status:	**Active**	County:	**Rocky View County**	Change:	**-$20k, 05-Nov**	Association:	**Fort McMurray**

General Information

				DOM	
Prop Type:	**Residential**			**26**	
Sub Type:	**Detached**			**Layout**	
City/Town:	**Cochrane**	Finished Floor Area		Beds:	**4 (3 1)**
Year Built:	**2014**	Abv Sqft:	**2,258**	Baths:	**3.5 (3 1)**
		Low Sqft:		Style:	**2 Storey**
Lot Information					
Lot Sz Ar:	**5,227 sqft**	Ttl Sqft:	**2,258**		
Lot Shape:				**Parking**	
				Ttl Park:	**4**
				Garage Sz:	**2**

Access:
Lot Feat: **Back Yard,Backs on to Park/Green Space,No Neighbours Behind,Landscaped,Many Trees,Treed**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof:	**Asphalt Shingle**	Construction:	
Heating:	**Forced Air**		**Cement Fiber Board,Concrete,Wood Frame**
Sewer:		Flooring:	
Ext Feat:	**Balcony**		**Carpet,Ceramic Tile,Laminate**
		Water Source:	
		Fnd/Bsmt:	
			Poured Concrete

Kitchen Appl: **Built-In Oven,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Built-in Features,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	**Main**	**13`6" x 10`7"**	**Dining Room**	**Main**	**12`11" x 12`0"**
Living Room	**Main**	**16`7" x 12`0"**	**Family Room**	**Basement**	**12`8" x 9`11"**

Game Room	Basement	17`0" x 10`10"	Bonus Room	Upper	13`11" x 11`8"
Laundry	Upper	7`3" x 6`11"	Furnace/Utility Room	Basement	12`9" x 10`6"
Bedroom - Primary	Upper	17`1" x 11`5"	Bedroom	Upper	13`5" x 9`1"
Bedroom	Upper	13`3" x 9`6"	Bedroom	Basement	12`5" x 12`3"
2pc Bathroom	Main	5`1" x 4`10"	4pc Bathroom	Basement	12`6" x 4`10"
5pc Ensuite bath	Upper	13`1" x 11`8"	4pc Bathroom	Upper	11`8" x 4`11"

Legal/Tax/Financial

Title:		Zoning:
Fee Simple		**R-LD**
Legal Desc:	**1311268**	

Remarks

Pub Rmks:

OPEN HOUSE SUNDAY NOV 10TH 2PM - 4PM! Welcome to your dream home in the picturesque community of Riviera! This beautifully designed and UPDATED residence offers a perfect blend of modern elegance and functional living spaces, ideal for families and entertaining. As you step inside, you'll be greeted by an expansive OPEN-CONCEPT LAYOUT that seamlessly connects the GOURMET KITCHEN and cozy living area. The gourmet kitchen features a spacious KITCHEN ISLAND with a separate BREAKFAST BAR, stunning GRANITE COUNTERTOPS and ample space for casual dining and gatherings. The kitchen also includes a GAS COOKTOP, and a stylish RANGE HOOD, perfect for culinary enthusiasts while the PANTRY ensures you have plenty of storage. The inviting living room boasts a cozy GAS FIREPLACE with a MANTLE, creating a warm atmosphere, complemented by BREATHTAKING VIEWS with RIVER VIEWS in the distance from THE DECK, perfect for relaxing or hosting friends. Upstairs, discover a versatile BONUS ROOM equipped with TV WALL MOUNTS, ideal for movie nights or playtime. Two bright bedrooms complimented by a 4PC BATHROOM, complete with a tub and shower. The LAUNDRY ROOM adds convenience to your daily routine. The master suite offers STUNNING VIEWS of Cochrane and features a luxurious 5-piece ensuite, including DUAL VANITIES, a SOAKER TUB, and a STAND ALONE SHOWER - your personal oasis. The FINISHED WALKOUT BASEMENT provides additional living space, featuring a family room, another bedroom, and a stylish 4-piece bathroom. Step outside to your private, well-treed backyard, enhanced by a retaining wall and a sidewalk leading to a back gate that opens to expansive green space—perfect for outdoor activities and enjoying nature. This home features NEW CARPET, NEWLY PAINTED, NEW FLOORING on the MAIN FLOOR, and EPOXY NEW COUNTERS in all the bathrooms. New Updates, Views paired with a well treed big backyard, this home is a dream! Don't miss the chance to own this exceptional home in Riviera! Schedule your private showing today!

Inclusions: **TV Wall Mounts, All Lighting Fixtures Attached**

Property Listed By: **eXp Realty**