



THE
A-TEAM

**RE/MAX
FIRST**

14 RIVIERA Point, Cochrane T4C 0Y6

MLS®#: **A2172405** Area: **Riviera** Listing **10/10/24** List Price: **\$850,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **4,125 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,231**
 Low Sqft:
 Ttl Sqft: **2,231**

DOM

81
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Low Maintenance Landscape,Landscaped,Level,Wetlands**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Bookcases,Breakfast Bar,Ceiling Fan(s),Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Recessed Lighting,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	4`7" x 5`3"
Kitchen	Main	12`0" x 9`8"
Living Room	Main	13`0" x 18`1"
Family Room	Upper	18`9" x 12`9"
Bedroom	Upper	9`11" x 12`5"
Laundry	Upper	5`4" x 6`3"

Room	Level	Dimensions
Den	Main	6`4" x 6`11"
Dining Room	Main	10`0" x 14`1"
Mud Room	Main	4`9" x 7`3"
Bedroom - Primary	Upper	12`11" x 17`2"
Bedroom	Upper	12`7" x 12`11"
Walk-In Closet	Upper	4`10" x 12`7"

Game Room
2pc Bathroom
4pc Bathroom

Lower
Main
Upper

21`8" x 27`11"

Furnace/Utility Room
5pc Ensuite bath
4pc Bathroom

Lower
Upper
Lower

8`6" x 14`0"
13`6" x 9`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1510339

Zoning:
R-LD

Remarks

Pub Rmks:

Welcome home to this lovely Arts & Craft Style home in Riversong on a Family Friendly Cul-de-Sac with Green space at the bottom. The spacious foyer & hall leads to an office/den then opens up to the main living area. The kitchen features a large cabinet pantry, a huge island with breakfast bar & sink, high end Stainless appliances including Gas Stove w/microwave hoodfan plus Granite countertops. The living area features large windows and a gas fireplace and the adjoining dining area accesses the HUGE back deck with gas BBQ line & Duradeck covering. Columnar Aspens lining the back fence are a great privacy shield when in full leaf. A generous mudroom from the garage which has Epoxy Resin floor that not only looks great but is easy to keep clean. Stairs lead to the upper level directly into the Family Room at the centre with two bedroom and 4pc bath at the rear of the house. Convenient laundry room off the hallway with a huge 5pc spa ensuite and walk-in closet in the spacious Primary Suite at the front of the house. The Walkout level features a Recreation/Games room that could easily accomodate another bedroom if desired. That huge deck on the main floor provides a cover for a stone patio with many possibilities. This home is move in ready in a great location not far from the Bow River. Lots of great walking trails in the area.

Inclusions:
Property Listed By:

None
RE/MAX West Real Estate

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











