



THE
A-TEAM

**RE/MAX
FIRST**

30 RIVIERA View, Cochrane T4C 0Y7

MLS®#: **A2173767** Area: **Riviera** Listing Date: **10/17/24** List Price: **\$1,118,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **5,242 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,195**
 Low Sqft:
 Ttl Sqft: **2,195**

DOM

35
Layout
 Beds: **3 (3)**
 Baths: **3.0 (2 2)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Pie Shaped Lot,Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Fire Pit**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Closet Organizers,Double Vanity,Granite Counters,High Ceilings,No Smoking Home,Open Floorplan,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`0" x 13`10"
Dining Room	Main	10`6" x 9`11"
Bedroom - Primary	Upper	14`1" x 13`7"
Bedroom	Upper	12`1" x 10`1"
Foyer	Main	7`6" x 5`7"
Flex Space	Lower	12`6" x 9`6"
Family Room	Lower	13`11" x 13`11"

Room	Level	Dimensions
Kitchen	Main	14`3" x 12`7"
Bonus Room	Upper	14`8" x 13`7"
Bedroom	Upper	12`1" x 9`1"
Pantry	Main	7`4" x 3`1"
5pc Ensuite bath	Upper	15`4" x 10`11"
Furnace/Utility Room	Lower	11`11" x 10`7"
Furnace/Utility Room	Lower	11`11" x 10`7"

Laundry
2pc Bathroom

Upper
Main

6`2" x 5`8"
0`0" x 0`0"

5pc Bathroom
2pc Bathroom
Legal/Tax/Financial

Upper
Lower

10`11" x 5`8"
0`0" x 0`0"

Title:
Leasehold
Legal Desc:

1510339

Zoning:
R-LD

Remarks

Pub Rmks:

Wake up to this STUNNING VIEW FROM PRIMARY BEDROOM!! Welcome to your dream retreat in the highly sought after neighborhood of Riviera! This Trico built home boasts over 3000 sq ft. of living space. This well designed LUXURY HOME exudes breathtaking views of the Bow River with a serene, tranquil atmosphere. Perfect for unwinding after a long day. Featuring 3 spacious bedrooms, including a luxurious master suite with a massive 5 piece spa-like en-suite bath with stone shower and a huge soaker tub and WALK IN CLOSET that connects to the laundry room. Another large full bath with double sinks and 2 other half baths... there's plenty of room for family and guests. This home offers comfort and elegance in every corner. The open-concept living space is highlighted by two beautiful stone fireplaces, 9" CEILINGS, crown molding, custom window coverings, AIR CONDITIONING and sensor lighting creating a warm and inviting ambiance for cozy evenings. The gourmet kitchen, complete with modern appliances and ample granite counter space, is ideal for culinary enthusiasts and entertaining with soft close walnut cabinets and stainless steel appliances including a Fisher & Paykel gas stove. Step outside from the WALKOUT BASEMENT to enjoy the picturesque surroundings sitting in your Hot Tub, or retreat to the lush backyard for a moment of tranquility. Each level offers stunning 180° views, providing beautiful scenery from every floor. The yard is fully landscaped and fenced. The attached heated double car garage provides convenience and additional storage, making this home as functional as it is stunning. Experience the perfect blend of luxury and relaxation in this exceptional Cochrane residence, where every day feels like a getaway! Experience the lifestyle you deserve!!

Inclusions:
Property Listed By:

**Window Coverings, Garage Heater, AC Unit, Central Vac, Hot Tub
Coldwell Banker Mountain Central**

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











