



THE
A-TEAM

**RE/MAX
FIRST**

17 RIVIERA Place, Cochrane T4C 0V4

MLS®#: **A2178372** Area: **Riviera** Listing Date: **11/14/24** List Price: **\$889,900**
 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: **2,801**
 Low Sqft:
 Ttl Sqft: **2,801**

DOM

19
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Landscaped,Many Trees,Street Lighting**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**

Construction: **Cement Fiber Board,Wood Frame**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Bathroom Rough-in,Breakfast Bar,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,See Remarks,Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`6" x 11`6"
Living Room	Main	22`1" x 14`5"
Bonus Room	Upper	20`11" x 13`2"
Laundry	Upper	8`4" x 7`6"
Storage	Basement	13`1" x 10`1"
Bedroom - Primary	Upper	16`1" x 14`6"
Bedroom	Upper	13`2" x 9`11"
4pc Bathroom	Upper	8`8" x 5`7"

Room	Level	Dimensions
Dining Room	Main	13`11" x 9`11"
Office	Main	14`2" x 9`11"
Game Room	Basement	27`7" x 17`11"
Furnace/Utility Room	Basement	21`4" x 13`6"
Mud Room	Main	8`7" x 8`3"
Bedroom	Upper	13`2" x 9`11"
2pc Bathroom	Main	4`11" x 4`8"
5pc Ensuite bath	Upper	13`11" x 13`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1311268

Zoning:
R-LD

Remarks

Pub Rmks:

OPEN HOUSE SATURDAY 2PM - 4PM - Nestled on a quiet cul-de-sac in the sought-after community of Riviera, this beautiful home offers the perfect blend of modern design and natural beauty. Just a short walk to the Bow River and numerous walking paths, it provides both a serene setting and convenient access to outdoor recreation. The OPEN-CONCEPT main floor is flooded with natural light, showcasing a spacious living area with LARGE WINDOWS and a stunning GAS FIREPLACE with a STONE SURROUND. The chef's kitchen is a standout, featuring a large CENTRE ISLAND with DARK GRANITE COUNTERTOPS, a BREAKFAST BAR, tons of WHITE CABINETS and stainless steel appliances including a built-in oven, microwave, 36" GAS COOKTOP, and French door refrigerator. A stylish TILE BACKSPLASH ties the space together. The main floor also includes a versatile OFFICE or flex room, a MUDROOM leading into the OVERSIZED GARAGE, and a half bathroom. Upstairs, the master suite is a luxurious retreat with a FEATURE WALL, TWO WALK-IN CLOSETS, and an ensuite that rivals any spa. It offers a SOAKER TUB, stand-alone shower, DUAL VANITIES, and a MAKEUP COUNTER. Two additional large bedrooms, a bonus room with plenty of natural light, a guest bathroom, and a convenient laundry room complete the upper level. The finished basement complete with neutral coloured carpet currently provides a spacious family room or REC room however an additional bedroom and a bathroom could easily be added. DUAL FURNACES ensure comfort throughout the home, and the large utility room offers ample storage. Located just minutes from all of Cochrane's amenities, yet tucked away in the peaceful community of Riviera, this home offers the best of both worlds. A true dream home in a prime location!

Inclusions:
Property Listed By:

**All Lighting Fixtures Attached, Curtains, Barn Door with Attachments, Outdoor Shed
eXp Realty**

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







