



THE
A-TEAM

**RE/MAX
FIRST**

136 RIVIERA Way, Cochrane T4C 0V4

MLS®#: **A2181047**

Area: **River Song**

Listing Date: **11/29/24**

List Price: **\$840,000**

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: **3,950 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached,Insulated**

DOM

22
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	10`6" x 4`11"
Pantry	Main	7`0" x 5`5"
Den	Main	8`10" x 8`10"
Living Room	Main	13`7" x 15`2"
Laundry	Upper	9`2" x 7`0"
Bedroom	Upper	14`8" x 12`4"
Bedroom	Lower	12`6" x 8`10"

Room	Level	Dimensions
Mud Room	Main	8`2" x 5`5"
Kitchen	Main	11`0" x 17`0"
Dining Room	Main	11`3" x 11`0"
Bonus Room	Upper	20`3" x 14`6"
Bedroom - Primary	Upper	17`1" x 13`2"
Bedroom	Upper	11`0" x 12`4"
Game Room	Lower	23`5" x 13`10"

Flex Space
5pc Bathroom
3pc Bathroom

Lower
Upper
Lower

16`11" x 10`6"
10`7" x 7`0"
8`5" x 2`0"

2pc Bathroom
5pc Ensuite bath

Main
Upper

5`7" x 4`11"
13`3" x 10`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1311268

Zoning:
R-LD

Remarks

Pub Rmks:

Welcome to your dream home, where elegance meets functionality! This stunning property boasts 9-foot ceilings on the main floor, creating a spacious and airy atmosphere that welcomes you the moment you step inside. The heart of this home is its beautiful kitchen, designed to delight any chef. It features a walk-through butler's pantry for easy organization and access, complemented by elegant quartz countertops. The centerpiece is a breathtaking over 10-foot quartz center island with an undermount sink, perfect for meal prep and casual dining. The kitchen is equipped with upgraded stainless steel appliances, including a 5-burner countertop gas stove, wall oven and ceiling-height cabinets for ample storage. The main floor family room is a cozy haven, featuring a gas fireplace with built-ins that add both warmth and sophistication. A versatile flex room on the main level can serve as a formal dining room or a professional office, tailored to your lifestyle needs. Completing this level is a functional mudroom and a convenient half bath. Ascend to the upper floor, where a spacious and sunlit bonus room offers additional living space. The master bedroom is a true retreat, featuring vaulted ceilings and a spa-like en-suite bathroom. Indulge in the luxury of heated floors, dual sinks, a soaker tub, a separate shower, and a walk-in closet. Two additional large bedrooms provide comfort and privacy for family or guests. The second floor also includes a laundry room with a sink for added convenience and a main bathroom with double sinks and heated floors. Brand new Laminate floors finish up the upper level. The fully developed basement is the perfect hang out place. Cozy up to the gas fireplace and watch a movie or make it a games area and enjoy laughter with great family and friends. There is a 4th bedroom and a 3 piece bathroom that finish off the lower level. This home offers an incredible opportunity at a great price. With its exquisite features and thoughtful design, it represents fantastic value for discerning buyers. Don't miss the chance to make this superb property your own!

Inclusions:
Property Listed By:

Deck and Shelf in Main floor flex space
CIR Realty

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













