



THE
A-TEAM

**RE/MAX
FIRST**

50 RIVIERA View, Cochrane T4C 0Y7

MLS®#: **A2183212** Area: **Riviera** Listing **12/13/24** List Price: **\$1,085,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **4,356 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,672**
 Low Sqft:
 Ttl Sqft: **2,672**

DOM

8
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s), Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Garden, Private Entrance, Private Yard**

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

Kitchen Appl: **Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings**
 Int Feat: **Bathroom Rough-in, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Stone Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`3" x 11`6"
Living Room	Main	15`11" x 13`6"
Foyer	Main	9`9" x 9`9"
Laundry	Upper	8`11" x 7`0"
Furnace/Utility Room	Basement	12`3" x 10`6"
Bedroom - Primary	Upper	16`11" x 14`4"
Bedroom	Upper	10`11" x 9`11"

Room	Level	Dimensions
Dining Room	Main	13`3" x 10`3"
Office	Main	10`8" x 9`11"
Bonus Room	Upper	22`0" x 15`7"
Storage	Basement	6`5" x 6`3"
Mud Room	Main	10`6" x 6`1"
Bedroom	Upper	12`11" x 10`0"
Bedroom	Basement	14`9" x 9`11"

2pc Bathroom
4pc Bathroom
Kitchen
Laundry

Main
Upper
Basement
Basement

8`0" x 5`2"
10`11" x 4`11"
14`3" x 9`0"
10`1" x 5`11"

5pc Ensuite bath
3pc Ensuite bath
Living Room

Upper
Basement
Basement

12`5" x 12`2"
9`5" x 6`4"
16`8" x 14`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1510339

Zoning:
R-LD

Remarks

Pub Rmks: **Welcome to your dream home in the prestigious Riviera community! This stunning FULLY FINISHED WALKOUT residence is designed to capture BREATHTAKING VIEWS of the Bow River offering an unparalleled living experience. As you arrive, the EXTRA WIDE custom paving stone driveway welcomes you, providing ample parking for family and guests. The grand front entry boasts soaring OPEN-TO-BELOW CEILINGS, setting the stage for the elegance found throughout the home. The main floor features rich ENGINEERED HARDWOOD flooring and floor-to-ceiling windows that flood the space with LOTS OF NATURAL LIGHT, highlighting the STUNNING VIEWS from EVERY WINDOW & EVERY LEVEL on the BACK OF THE HOME. The kitchen is complete with an OVERSIZED ISLAND, QUARTZ COUNTERS, a Breakfast Bar, BUILT-IN STAINLESS STEEL APPLIANCES, and a GAS COOKTOP for those in the home that love to cook! The adjacent living room is anchored by a striking GAS FIREPLACE with a stone surround, creating a cozy yet sophisticated atmosphere. QUARTZ COUNTERTOPS throughout the home, upgraded carpets, 8' main floor doors, and built-in speakers add to the luxurious feel. Upstairs, a spacious bonus room provides a perfect separation between the master suite and the KIDS' WING. The master bedroom offers SERENE RIVER VIEWS, creating a peaceful retreat. The luxurious ensuite features a tile and glass shower, a SOAKER TUB, a DOUBLE VANITY, and an oversized WALKTHROUGH walk-in closet that conveniently connects to the laundry room, complete with extra storage and a sink. The fully finished WALKOUT basement equipped as a LEGAL SUITE offering versatility and an additional living space which includes a FULL KITCHEN with an ISLAND, living room with a cozy GAS FIREPLACE with a beautiful surround, a bedroom with a full bathroom and a separate laundry room from upstairs. This home is equipped with two furnaces and two AIR CONDITIONERS comfort year-round and GEMSTONE LIGHTING. Step outside to the FULL WIDTH REAR DECK, perfect for entertaining or simply soaking in the panoramic views. This exceptional home is a rare find, offering luxury, comfort, and natural beauty in one of the most sought-after locations. Don't miss the opportunity to make this riverside retreat your own!**

Inclusions: **Gemstone LED Exteriors Lights, Window Coverings, All Lighting Fixtures Attached; Basement: Washer/Dryer, Refrigerator, Stove, Microwave; TV Wall Mounts, All Curtains & Curtain Rods, Wine Racks on Wall in Basement, Barn Door with Attachments**

Property Listed By: **eXp Realty**

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









