



THE
A-TEAM

**RE/MAX
FIRST**

21 RIVIERA Place, Cochrane T4C 0V4

MLS®#: **A2184789** Area: **Riviera** Listing Date: **02/27/25** List Price: **\$879,900**
 Status: **Active** County: **Rocky View County** Change: **+\$900, 27-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **4,574 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,552**
 Low Sqft:
 Ttl Sqft: **2,552**

DOM

0
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Dry Bar,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple** Zoning: **R-LD**
 Legal Desc: **1311268**

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY MARCH 1, 11AM - 2PM | Nestled in a quiet CUL-DE-SAC in the sought-after community of Riviera, this exceptional home is just a short walk**

from the Bow River and an extensive pathway system. Designed for modern living, the open-concept floor plan features gorgeous upgrades throughout. The heart of the home is the high end kitchen, boasting GRANITE COUNTERTOPS, a large ISLAND, sleek WHITE CABINETRY, and a built-in appliance package. The spacious living area is warmed by a GAS FIREPLACE. Upstairs, the CENTRAL BONUS ROOM provides additional family space, complemented by 3 GENEROUSLY SIZED BEDROOMS. The primary bedrooms is a true oasis, featuring a SPA-LIKE ENSUITE with DOUBLE SINKS, a classic soaker tub, a separate shower, and a WALK-IN CLOSET. A conveniently located upper-level laundry room adds to the home's practicality, while AIR CONDITIONING has been added to 1 furnace for the upper floor to ensure year-round comfort. The FULLY FINISHED BASEMENT extends your living space with a large REC ROOM with a BAR, a DEN, a fourth bedroom, and a full bathroom. Outside, enjoy the fully landscaped backyard, complete with a wood fence for privacy and an oversized deck—perfect for entertaining! Solar panels have been installed and offset the cost of the panels each month. This impeccably maintained home offers the perfect balance of luxury and function in a prime location. Don't miss your chance to call it yours!

Inclusions:

Property Listed By:

All Lighting Fixtures Attached, MDF shelving in closets, All Attached Shelving
eXp Realty

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







