

\$840,000 - 176 Riviera Way, Cochrane

MLS® #A2222213

\$840,000

5 Bedroom, 4.00 Bathroom, 2,254 sqft

Residential on 0.09 Acres

Riviera, Cochrane, Alberta

**** OPEN HOUSE SUN JUNE 1ST**

2:30-4:30PM ** Discover an exceptional living experience in the prestigious Riviera community with this stunning, fully finished home. Built by Jayman in 2017, this residence has been meticulously maintained by the original owners, offering a harmonious blend of elegance and modern convenience.

Spacious Living: Boasting 5 bedrooms and 3.5 baths, this home provides ample space for family and guests. The upper floor features a luxurious 5-piece ensuite with two separate walk-in closets, ensuring privacy and comfort.

Modern Amenities: The entire home is equipped with smart switches, easily controlled through an app for seamless home automation. Also including an Ecobee smart thermostat.

Gourmet Kitchen: Culinary enthusiasts will appreciate the kitchen's quartz countertops, induction range, and stainless steel appliances, all complemented by the sleek and stylish design.

Comfort and Convenience: Enjoy year-round comfort with central air conditioning. The upper floor laundry adds convenience to your daily routine.

Temperature Control: The two upstairs south-facing bedrooms are equipped with a special window film designed to block out summer heat, ensuring a cooler and more comfortable environment during the warmer months.

Entertainment and Relaxation: A well-sized bonus room provides a versatile space for a



variety of activities, while one of the basement bedroom features a Murphy bed and the basement offers extra soundproofing for a peaceful retreat.

Additional Highlights

Flooring and Finishings: The main floor and basement feature durable and stylish LVP flooring, perfect for busy households. Enjoy the comfort of carpet on the upper level.

Garage and Parking: The double attached garage includes a 220V plug located outside the garage catering to your modern lifestyle along with a secondary electrical panel in the garage.

Outdoor Living: Step outside to a lovely yard with a shed and underground sprinklers, making garden maintenance a breeze.

Future Potential: Although the home currently lacks a fireplace, it is plumbed for one to be installed, allowing you to customize and enhance your living space further.

Prime Location

Situated nearby the picturesque Bow River, the Riviera community offers an array of outdoor activities with its extensive walking and biking paths. Embrace a balanced lifestyle with nature at your doorstep and modern conveniences within reach. Don't miss the opportunity to make this beautiful home your own. Schedule a viewing today and experience the unparalleled charm of 176 Riviera Way!

Built in 2017

Essential Information

MLS® #	A2222213
Price	\$840,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,254
Acres	0.09
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	176 Riviera Way
Subdivision	Riviera
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0Y6

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Induction Cooktop, Microwave, Range, Refrigerator, Washer/Dryer Stacked, Tankless Water Heater
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2025
Days on Market	4
Zoning	R-LD

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.