

# \$840,200 - 88, 297 Riviera Way, Cochrane

MLS® #A2222542

**\$840,200**

3 Bedroom, 3.00 Bathroom, 1,256 sqft  
Residential on 0.11 Acres

Riviera, Cochrane, Alberta

Welcome to this Brand New Luxury Villa Bungalow nestled in the sought-after estate community of Riviera in beautiful Cochrane. Combining upscale design, thoughtful functionality, and a prime location, this luxury villa offers an elevated lifestyle in a serene, natural setting.

Step inside to discover a bright, open-concept layout filled with modern elegance and premium finishes. The gourmet kitchen is a culinary masterpiece, featuring quartz countertops, designer cabinetry, and abundant prep spaceâ€”perfect for both everyday meals and entertaining. The inviting living area is anchored by a sophisticated fireplace, creating a cozy ambiance year-round.

The main level hosts a spacious primary suite complete with a walk-in closet and a spa-inspired ensuite, offering your own private retreat. Additional conveniences include a main-level laundry room and direct access to a private outdoor deck, ideal for quiet mornings or evening gatherings.

What truly sets this home apart is the FULL FINISHED BASEMENT, providing additional living space for a family room, guest bedrooms, home office, gymâ€”or all of the above. Whether you're looking to entertain or unwind, this lower level delivers flexibility and comfort in equal measure.



A double attached garage ensures ample space for vehicles and storage, while the beautifully surroundings enhance the curb appeal and tranquility of this estate villa.

Located in Cochrane’s prestigious Riviera community, this home offers unparalleled access to walking paths, the Bow River, parks, schools, and nearby amenities—all within a vibrant and welcoming neighborhood.

Whether you’re downsizing in style or starting fresh in luxury, this stunning bungalow offers the perfect blend of comfort, sophistication, and location.

Don’t miss this rare opportunity—book your private showing today and experience the Riviera lifestyle for yourself!

Built in 2024

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2222542               |
| Price          | \$840,200              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,256                  |
| Acres          | 0.11                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

Community Information

|             |                     |
|-------------|---------------------|
| Address     | 88, 297 Riviera Way |
| Subdivision | Riviera             |

|             |                   |
|-------------|-------------------|
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 2A4           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s), Wet Bar      |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | None               |
| Lot Description   | Back Yard          |
| Roof              | Asphalt Shingle    |
| Construction      | Cement Fiber Board |
| Foundation        | Poured Concrete    |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 26th, 2025 |
| Days on Market | 4              |
| Zoning         | R-MX           |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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