

**17 Riviera Place**  
**Cochrane, Alberta**

**MLS # A2178372**



**\$889,900**

<b>Division:</b>	Riviera		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,801 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Many Trees, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)

**Inclusions:** All Lighting Fixtures Attached, Curtains, Barn Door with Attachments, Outdoor Shed

OPEN HOUSE NEXT SUNDAY NOVEMBER 24 from 1PM - 3PM. Nestled on a quiet cul-de-sac in the sought-after community of Riviera, this beautiful home offers the perfect blend of modern design and natural beauty. Just a short walk to the Bow River and numerous walking paths, it provides both a serene setting and convenient access to outdoor recreation. The OPEN-CONCEPT main floor is flooded with natural light, showcasing a spacious living area with LARGE WINDOWS and a stunning GAS FIREPLACE with a STONE SURROUND. The chef's kitchen is a standout, featuring a large CENTRE ISLAND with DARK GRANITE COUNTERTOPS, a BREAKFAST BAR, tons of WHITE CABINETS and stainless steel appliances including a built-in oven, microwave, GAS COOKTOP, and French door refrigerator. A stylish TILE BACKSPLASH ties the space together. The main floor also includes a versatile OFFICE or flex room, a MUDROOM leading into the OVERSIZED GARAGE, and a half bathroom. Upstairs, the master suite is a luxurious retreat with a FEATURE WALL, TWO WALK-IN CLOSETS, and an ensuite that rivals any spa. It offers a SOAKER TUB, stand-alone shower, DUAL VANITIES, and a MAKEUP COUNTER. Two additional large bedrooms, a bonus room with plenty of natural light, a guest bathroom, and a convenient laundry room complete the upper level. The finished basement complete with neutral coloured carpet currently provides a spacious family room or REC room however an additional bedroom and a bathroom could easily be added. DUAL FURNACES ensure comfort throughout the home, and the large utility room offers ample storage. Located just minutes from all of Cochrane's amenities, yet tucked away in the peaceful community of Riviera, this home offers the best of both worlds. A true

dream home in a prime location!