

**136 Riviera Way**  
**Cochrane, Alberta**

**MLS # A2181047**



**\$840,000**

<b>Division:</b>	River Song		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,632 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** Deck and Shelf in Main floor flex space

Welcome to your dream home, where elegance meets functionality! This stunning property boasts 9-foot ceilings on the main floor, creating a spacious and airy atmosphere that welcomes you the moment you step inside. The heart of this home is its beautiful kitchen, designed to delight any chef. It features a walk-through butler's pantry for easy organization and access, complemented by elegant quartz countertops. The centerpiece is a breathtaking over 10-foot quartz center island with an undermount sink, perfect for meal prep and casual dining. The kitchen is equipped with upgraded stainless steel appliances, including a 5-burner countertop gas stove, wall oven and ceiling-height cabinets for ample storage. The main floor family room is a cozy haven, featuring a gas fireplace with built-ins that add both warmth and sophistication. A versatile flex room on the main level can serve as a formal dining room or a professional office, tailored to your lifestyle needs. Completing this level is a functional mudroom and a convenient half bath. Ascend to the upper floor, where a spacious and sunlit bonus room offers additional living space. The master bedroom is a true retreat, featuring vaulted ceilings and a spa-like en-suite bathroom. Indulge in the luxury of heated floors, dual sinks, a soaker tub, a separate shower, and a walk-in closet. Two additional large bedrooms provide comfort and privacy for family or guests. The second floor also includes a laundry room with a sink for added convenience and a main bathroom with double sinks and heated floors. Brand new Laminate floors finish up the upper level. The fully developed basement is the perfect hang out place. Cozy up to the gas fireplace and watch a movie or make it a games area and enjoy laughter with great family and friends. There is a 4th bedroom and a 3 piece bathroom that finish off the lower level. This home

offers an incredible opportunity at a great price. With its exquisite features and thoughtful design, it represents fantastic value for discerning buyers. Don't miss the chance to make this superb property your own!