

17 Riviera Bay
Cochrane, Alberta

MLS # A2181175



\$749,000

Division:	Riviera		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,091 sq.ft.	Age:	2016 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Lawn, Landscaped, Level, See Remarks		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows		

Inclusions: Shelving in family room and living room shelf/ 2 TV mounts

****Welcome to 17 Riviera Bay – A Nature-Inspired Retreat in Cochrane**** Nestled in the sought-after community of Riviera in Cochrane, Alberta, 17 Riviera Bay offers the perfect blend of luxury and nature. Just steps away from serene green space and only a few blocks from the Bow River, this home provides immediate access to walking and biking paths surrounded by mature trees—creating a peaceful, natural setting right outside your door. From the moment you enter, this home *shows like new*. The open-concept main floor features ****engineered hardwood flooring**** and ****9-ft ceilings**** that amplify the sense of space and light. The ****chef’s kitchen**** is a true standout, offering ****elegant quartz countertops****, a ****5-burner gas stove****, ****wall oven****, ****built-in microwave****, and a ****stainless steel hood fan****. The ****newer refrigerator**** adds modern convenience, while the ****walk-in pantry**** and ****oversized island**** provide ample storage and prep space. The all new painted interior creates the ****Like new feel throughout****, The ****comfy living room****, with its cozy gas fireplace, flows into the ****dining area**** with views of the private backyard. Step outside to your personal oasis. The ****cedar deck**** and ****lower stone patio**** are framed by mature trees that offer privacy and a serene atmosphere, perfect for summer entertaining or quiet relaxation. Whether you're hosting a BBQ or simply enjoying a morning coffee, the outdoor space seamlessly blends with the natural beauty surrounding you. Upstairs, the ****primary bedroom**** easily accommodates a king-sized bed and includes a spa-like ****ensuite**** with ****double sinks****, ****two walk-in closets****, and an ****oversized soaker tub**** alongside a ****separate shower****. Two additional spacious bedrooms and the convenient ****laundry room**** round out the upper level. The highlight of this home

is the luxurious **bonus room**, featuring large windows that frame breathtaking views of the treed hillside to the southwest. With an electric fireplace adding to the cozy ambiance, this is the ideal space for relaxing and enjoying nature from within. The **lower level** is ready for your personal touch with roughed-in plumbing for an additional bathroom and plenty of space to create a family room, home theater, or gym. The **garage** is fully finished, painted, and includes an electric heater, providing a comfortable and functional space for your vehicles or hobbies. Central **Air Conditioning** provides a cool summer breeze when we get back to the Summer Months. Located in a peaceful, nature-filled setting, 17 Riviera Bay combines the tranquil lifestyle of mountain living with all the comforts of modern design. Offering an unparalleled connection to nature—without the Banff price tag—this home is truly a rare find in today's market. Don't miss out on this exceptional opportunity. Schedule your viewing today before it's gone!