

25 Riviera Place
Cochrane, Alberta

MLS # A2229368

\$834,900

Division:	Riviera		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,515 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Treed, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, French Door, High Ceilings, Kitchen Island, Pantry, Quartz Counters		

Inclusions: All Lighting Fixtures Attached, All Attached Shelving, All Window Coverings Attached

Welcome to this beautifully maintained home in the desirable community of Riviera! Located on a quiet CUL-DE-SAC and featuring durable CEMENT FIBRE SIDING, this home is designed for both style and longevity. Large windows throughout fill the space with natural light, highlighting the TILE and HARDWOOD FLOORING on the main level. The kitchen is perfect for everyday living and entertaining, featuring dark cabinetry, light QUARTZ countertops, a CENTRAL ISLAND, and a PENINSULA with BREAKFAST BAR SEATING. The adjacent dining area opens to a spacious DECK, with a BUILT-IN SHED BELOW and a beautifully landscaped, TREED IN backyard offering privacy and an IRRIGATION SYSTEM for easy upkeep. The living room is warm and inviting with a GAS FIREPLACE that has TILE SURROUND and a MANTLE. A stylish half bath with a FEATURE WALL completes the main floor. Upstairs, you'll find a bright bonus room with FRENCH DOORS, EXTRA INSULATION between rooms for SOUNDPROOFING, and three spacious bedrooms including the primary bedroom. The primary bedroom features a 5-piece ENSUITE with DUAL VANITIES, a SOAKER TUB, a stand-alone shower, and TWO WALK-IN CLOSETS with CUSTOM BUILT-IN CABINETRY. A convenient UPSTAIRS LAUNDRY ROOM with a feature wall, CENTRAL AIR CONDITIONING, and an OVERSIZED DOUBLE ATTACHED GARAGE add to the home's thoughtful design. The unfinished basement is ready for your future development. This is the perfect blend of comfort, style, and location—don't miss your chance to call this Riviera gem home!