

**206 Riviera View
Cochrane, Alberta**

MLS # A2291862



\$849,900

Division:	Riviera		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,260 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Pie Shaped Lot, Treed		

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

Features: Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Walk-In Closet(s), Wet Bar

Inclusions: Ceiling Fan(s), Curtain Rods, Garage Door Opener, Garage Heater, Climbing Wall, All Lighting Fixtures, Built-In Shelves, TV Wall Mount(s) in Garage & Main Floor, Nest Camera Outside, Vivent Security System Hardware, Curtains, Wood Beams throughout, Shelving above Bar in Basement, Automatic Blinds in Master, Barn door with Attachments

****OPEN HOUSE SATURDAY MARCH 28 FROM 1PM-3PM**** Welcome to this stunning smart-enabled home in the prestigious community of Riviera, where timeless style blends seamlessly with modern convenience. A bright OPEN-TO-BELOW foyer welcomes you with expansive windows and beautiful EXPOSED CEILING BEAMS that highlight the home's architectural charm. The main floor offers a dedicated OFFICE, a stylish powder room, and added ease with the NEST SMART SYSTEM. The gourmet kitchen serves as the centerpiece, showcasing UPGRADED APPLIANCES, a gas cooktop with chimney hood fan, an oversized island, and STRIKING FEATURE WALLS. The adjoining living room is warm and inviting with its GAS FIREPLACE and airy, light-toned finishes. Upstairs, a bright bonus room with CUSTOM FEATURE WALLS provides flexible living space. The west-facing kids' bedrooms offer cozy SHIPLAP DETAILS, while the primary bedroom is a luxurious haven—complete with its own FIREPLACE, TINTED WINDOWS, AUTOMATIC BLINDS, and a spa-like 5-PIECE ENSUITE with soaker tub, tiled shower, and a WALK-THROUGH CLOSET with BARN DOOR and CUSTOM ORGANIZERS. The FULLY DEVELOPED BASEMENT is designed for hosting and relaxation, featuring 9-ft CEILINGS, a WET BAR with BAR FRIDGE, a spacious THEATRE ROOM enhanced by UNIQUE BEAMS, and ABUNDANT STORAGE. Step into your west-facing backyard, PROFESSIONALLY LANDSCAPED with an ELEVATED COMPOSITE DECK and GLASS RAILINGS, PERGOLA, STONE GAS FIRE PIT, and mature trees lining the PIE-SHAPED LOT for enhanced privacy—perfect for relaxing or entertaining. NOTABLE FEATURES: • Multiple custom feature walls • Brand-new air conditioning • Automatic

blinds & smart-home integration • Engineered hardwood flooring • West-facing, fully landscaped yard Experience the best of Riviera living—surrounded by natural beauty, river pathways, and a true family-friendly environment.