

# \$1,145,000 - 50 Riviera View, Cochrane

MLS® #A2218985

**\$1,145,000**

4 Bedroom, 4.00 Bathroom, 2,676 sqft

Residential on 0.10 Acres

Riviera, Cochrane, Alberta

OPEN HOUSE SATURDAY AUGUST 23  
12PM - 2PM | Welcome to your RIVERSIDE  
sanctuary in the prestigious SEMI-ESTATE  
community of Riviera! This FULLY FINISHED  
WALKOUT home is perfectly positioned to  
capture BREATHTAKING, UNOBSTRUCTED  
VIEWS of the Bow River and its peaceful  
pathways, with NO NEIGHBOURS  
BEHIND—just endless beauty, nature, and  
serenity right at your doorstep.

From the moment you arrive, the  
EXTRA-WIDE custom paving stone driveway  
sets the tone, offering both elegance and  
ample guest parking. Step through the grand  
front entry and be greeted by soaring  
OPEN-TO-BELOW ceilings, a true statement  
of luxury.

The main floor showcases rich ENGINEERED  
HARDWOOD flooring and an abundance of  
FLOOR-TO-CEILING WINDOWS, flooding the  
home with NATURAL LIGHT while framing the  
STUNNING RIVER VIEWS from every angle.  
The gourmet kitchen is a chef's delight  
with an OVERSIZED ISLAND, QUARTZ  
COUNTERS, a BREAKFAST BAR, BUILT-IN  
STAINLESS STEEL APPLIANCES, and a  
GAS COOKTOP. The living room is equally  
impressive, anchored by a striking GAS  
FIREPLACE with stone surround—perfect for  
cozy evenings. Throughout the home,  
QUARTZ counters, upgraded carpets, 8" main  
floor doors, and built-in speakers add to



the elevated feel.

Upstairs, a spacious BONUS ROOM creates separation between the KIDâ€™S WING and the private primary retreat. Wake up to UNINTERRUPTED RIVER VIEWS from the primary bedroomâ€”a true haven of tranquility. The spa-like ensuite features a TILE and GLASS SHOWER, SOAKER TUB, DOUBLE VANITY, and an OVERSIZED WALKTHROUGH CLOSET that connects seamlessly to the laundry room with a sink and storage.

The FULLY FINISHED, WALKOUT BASEMENT extends your living space with its own FULL KITCHEN and ISLAND, a welcoming living area with GAS FIREPLACE, an additional bedroom, full bathroom, and separate laundry. This versatile level is ideal for extended family, guests, or multi-generational living. Comfort is ensured year-round with DUAL FURNACES and two AIR CONDITIONERS.

Step outside and immerse yourself in nature on the FULL-WIDTH REAR DECK or covered lower patioâ€”both perfect for entertaining, relaxing, or simply enjoying the sweeping views of the river valley.

This rare riverside property offers the ultimate blend of luxury, privacy, and natural beauty in one of the most desirable semi-estate enclaves of Riviera. Donâ€™t miss your chance to own this dream retreat along the Bow!

Built in 2014

## **Essential Information**

MLS® #	A2218985
Price	\$1,145,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,676
Acres	0.10
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	50 Riviera View
Subdivision	Riviera
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0Y7

### Amenities

Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front
# of Garages	2
Waterfront	River Front

### Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Walk-In Closet(s), Bathroom Rough-in, Stone Counters, Pantry
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Central Air Conditioner, Gas Cooktop
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Gas, Living Room, Basement, Stone
Has Basement	Yes
Basement	Full, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Cement Fiber Board, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	August 22nd, 2025
Zoning	R-LD

## Listing Details

Listing Office	eXp Realty
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