

# \$879,900 - 21 Riviera Place, Cochrane

MLS® #A2184789

**\$879,900**

4 Bedroom, 4.00 Bathroom, 2,552 sqft  
Residential on 0.11 Acres

Riviera, Cochrane, Alberta

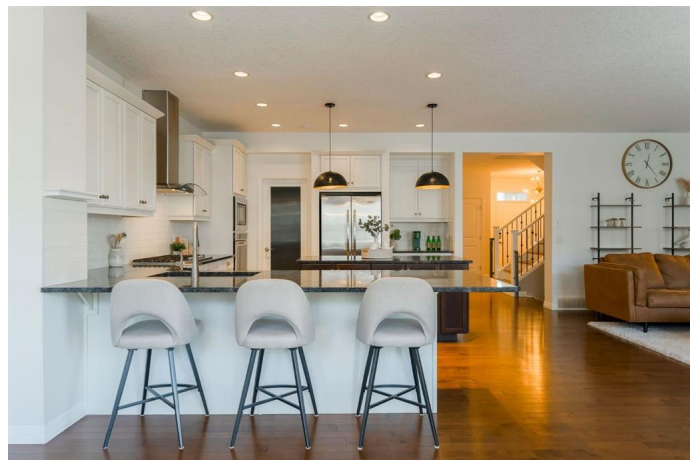
OPEN HOUSE SATURDAY APRIL 12 1PM - 3PM | Nestled in a quiet CUL-DE-SAC in the sought-after community of Riviera, this exceptional home is just a short walk from the Bow River and an extensive pathway system. Designed for modern living, the open-concept floor plan features gorgeous upgrades throughout.

The heart of the home is the high end kitchen, boasting GRANITE COUNTERTOPS, a large ISLAND, sleek WHITE CABINETRY, and a built-in appliance package. The spacious living area is warmed by a GAS FIREPLACE.

Upstairs, the CENTRAL BONUS ROOM provides additional family space, complemented by 3 GENEROUSLY SIZED BEDROOMS. The primary bedroom is a true oasis, featuring a SPA-LIKE ENSUITE with DOUBLE SINKS, a classic soaker tub, a separate shower, and a WALK-IN CLOSET. A conveniently located upper-level laundry room adds to the home's practicality, while AIR CONDITIONING has been added to 1 furnace for the upper floor to ensure year-round comfort.

The FULLY FINISHED BASEMENT extends your living space with a large REC ROOM with a BAR, a DEN, a fourth bedroom, and a full bathroom.

Outside, enjoy the fully landscaped backyard,



complete with lots of trees, a wood fence for privacy and an oversized deckâ€”perfect for entertaining! NEW SOLAR PANELS have been installed and offset the cost of the panels each month.

This impeccably maintained home offers the perfect balance of luxury and function in a prime location. Book your showing today!

Built in 2014

### **Essential Information**

MLS® #	A2184789
Price	\$879,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,552
Acres	0.11
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	21 Riviera Place
Subdivision	Riviera
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0V4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Dry Bar
Appliances	Bar Fridge, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Many Trees, Street Lighting, Yard Lights
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 27th, 2025
Days on Market	44
Zoning	R-LD

## Listing Details

Listing Office	eXp Realty
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