

# \$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

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 bedrooms 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 a wood fence for privacy and an



oversized deckâ€”perfect for entertaining!  
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	Ceiling Fan(s), Breakfast Bar, Dry Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Bar Fridge, Gas Range, Microwave, Range Hood
Heating	Forced Air, Natural Gas, Fireplace(s)
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, Front Yard, Landscaped, Street Lighting, Cul-De-Sac, Many Trees, Yard Lights
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	February 27th, 2025
Days on Market	13
Zoning	R-LD

## Listing Details

Listing Office	eXp Realty
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