

**22 Riviera Place  
Cochrane, Alberta**
**MLS # A2214221**

**\$787,500**

<b>Division:</b>	Riviera		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,303 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** window coverings, hood fan

Welcome to 22 Riviera Place, a stunning sanctuary nestled in a serene neighborhood near the Bow river and a scenic nature reserve. This beautiful 3-bedroom, 2.5-bathroom home boasts an expansive open floor plan with over 2,300 sq ft of living space, perfect for entertaining and everyday comfort. The heart of the home features a cozy gas fireplace, a chef's dream kitchen with a gas cooktop, wall ovens, quartz countertops, and an island with abundant cabinetry and a spacious pantry. Upstairs, the convenience of laundry is paired with a built-in desk space and a generous bonus room featuring impressive 9 ft ceilings. The luxurious master ensuite is a true retreat, offering a 5-piece oasis with a separate tub and shower and a sizable walk-in closet. Enjoy the tranquility of your composite deck overlooking the nearby nature reserve. With an oversized double attached garage and an unfinished basement ready for your personal touch. The hardy board siding on this home gives it strong curb appeal. This home is a perfect blend of elegance and practicality. Experience the charm and comfort of 22 Riviera Place today!