

240 Riviera Way  
Cochrane, Alberta

MLS # A2210645



**\$899,000**

<b>Division:</b>	Riviera		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,555 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

**Inclusions:** Hot Tub

**PRICE DROP!!** Welcome to Your Beautiful New Family Home at 240 Riviera Way. Step into this stunning, spacious home located in the highly sought-after and family-friendly community of Riviera. Just steps from the Bow River, scenic walking paths, and local playgrounds, this location offers the perfect blend of nature and convenience. With over 2,500 sq ft above grade and an additional 863 sq ft in the fully finished basement, this home offers incredible space for the entire family. The open-concept main floor is flooded with natural light, featuring a beautifully designed kitchen with a massive island—perfect for casual family meals or entertaining guests. Enjoy sleek quartz countertops, Gas stove, a walk-through pantry, and recently replaced refrigerator. The cozy living area centers around a gas fireplace, and the generous dining space flows seamlessly onto the 29x11 ft multi-level deck—ideal for outdoor dining, complete with a hot tub for relaxing evenings. The main floor also includes a private office/den and a 2-piece powder room. Upstairs, you’ll find a rare layout with four bedrooms, including a spacious primary suite with a walk-in closet and luxurious 5-piece ensuite. A bonus room offers flexible space for a play area, media room, or additional lounge. Three additional well-sized bedrooms and a full family bathroom complete the upper level. The fully finished basement adds even more living space, featuring two additional bedrooms, a large recreation room, and a 4-piece bathroom—ideal for guests, teenagers, or multigenerational living. This home truly offers room for everyone, both inside and out. Located within walking and biking distance to downtown Cochrane, Riviera is nestled along the Bow River, making it one of the most picturesque and desirable neighborhoods in the area. Don’t miss your opportunity to make this perfect

family home yours! Book your showing today!!