

\$925,000 - 206 Riviera View, Cochrane

MLS® #A2256023

\$925,000

3 Bedroom, 4.00 Bathroom, 2,260 sqft

Residential on 0.10 Acres

Riviera, Cochrane, Alberta

Welcome to your dream home, nestled in the highly sought-after Riviera community! Step through the front door and into a space that immediately impresses with its soaring OPEN-TO-BELOW layout, flooding the home with natural light and a sense of grandeur. Exposed ceiling beams add architectural charm, while peek-a-boo river views offer serene glimpses of nature right from your living room. There is a newly added AIR

CONDITIONING UNIT to keep the home cool on those warm summer days. The main floor is a showcase of sophistication, featuring engineered HARDWOOD flooring throughout. A dedicated home office provides a quiet space for work or study, and a stylish powder room ensures guests feel welcome. The mudroom is as functional as it is beautiful, complete with FEATURE WALLS and WAINSCOTING, plus the peace of mind of a NEST ALARM SYSTEM. At the heart of the home is the gourmet kitchen, equipped with Frigidaire Professional appliances, including a GAS COOKTOP and sleek range hood—perfect for the home chef. Anchoring the living room is a beautiful fireplace, creating a warm focal point that balances both comfort and elegance. Framed by expansive windows, the space is flooded with natural light throughout the day, enhancing the soft, light-toned palette of the room. The fireplace adds a touch of coziness to the airy atmosphere, making it the perfect place to gather on cool evenings while still enjoying the



bright and open feel of the surrounding space. Whether you're hosting guests or enjoying a quiet evening in, the FULLY DEVELOPED BASEMENT delivers with a THEATRE ROOM, WET BAR, bar fridge, 9-ft CEILINGS, and ample storage. Upstairs, the bonus room adds flexible living space, accented by unique feature walls. The west-facing kids' bedrooms are bathed in light and include charming SHIPLAP accents. Retreat to the luxurious primary bedroom with a fireplace adding to it's relaxing ambiance, a true sanctuary with TINTED WINDOWS and AUTOMATIC BLINDS for added privacy. The 5-piece ENSUITE invites relaxation with a SOAKER TUB, TILED WALK-IN SHOWER, and a WALK-THROUGH CLOSET featuring a BARN DOOR and CUSTOM ORGANIZERS. Outside, the WEST-FACING BACKYARD oasis offers everything you need for outdoor enjoyment including ELEVATED LANDSCAPING, expansive COMPOSITE DECK with GLASS RAILINGS, custom STONE FIRE PIT with a GAS HOOK UP, a PERGOLA and trees lining the back of the pie-shaped lot that will make the yard even more private. Don't miss your opportunity to own this exceptional property in Riviera!

Built in 2018

Essential Information

MLS® #	A2256023
Price	\$925,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,260
Acres	0.10
Year Built	2018

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	206 Riviera View
Subdivision	Riviera
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0Z2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), Quartz Counters, Soaking Tub, Wet Bar, Smart Home
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Dog Run
Lot Description	Back Yard, Backs on to Park/Green Space, Pie Shaped Lot
Roof	Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	3
Zoning	R-LD

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.