

\$1,077,000 - 194 Riviera View, Cochrane

MLS® #A2221351

\$1,077,000

4 Bedroom, 3.00 Bathroom, 1,424 sqft

Residential on 0.13 Acres

Riviera, Cochrane, Alberta

OPEN HOUSE: SATURDAY, MAY 24 | 12PM
â€“ 3PM at a RIVERSIDE LUXURY
WALKOUT BUNGALOW IN RIVIERA

Welcome to your dream retreat in the prestigious and sought-after community of Riviera, where luxury living meets nature. This stunning WALKOUT BUNGALOW is one of the few in the area and backs onto mature trees with no neighbors behind, offering panoramic, unobstructed views of the Bow River â€“ a truly rare find! Over 2700 sq.ft. of living space!

Step through the spacious front entry into an inviting open-concept layout featuring 9-foot ceilings and laminate flooring throughout the main level and basement. The heart of the home, the chef-inspired kitchen, boasts quartz countertops, sleek Samsung stainless steel appliances including a built-in oven, range hood, electric cooktop, dual flex microwave/oven combo, and dishwasher â€“ the perfect blend of function and style.

The cozy living room is anchored by a gas fireplace and flooded with natural light from large windows that capture the breathtaking river views. Just off the kitchen, the main floor laundry room features a handy sink for added convenience.

The primary suite is a private sanctuary with a soaring 11-foot vaulted ceiling, walkthrough



closet leading you into the ensuite. The ensuite bath is pure luxury with a floor-to-ceiling tiled steam shower, bench seating and dual sinks for your convenience.

The fully finished walkout basement offers in-floor heating, three generously sized bedrooms (one ideal for a home office or flex space), and walkout access to a beautifully landscaped, low-maintenance backyard. Youâ€™ll love the space in the backyard, laid out for a future 8â€™x10â€™ greenhouse if you wish, raised garden boxes, fruit-producing shrubs, and a side dog run for your convenience.

Bonus features include:

- 1. BBQ gas line on the upper deck
- 2. Firepit Area to Entertain Guests
- 3. Quick Access to Pathways making it easy to get out and enjoy the scenic views

This home is move-in ready and loaded with thoughtful upgrades throughout. Whether youâ€™re entertaining or relaxing, every detail has been designed to elevate your lifestyle.

Donâ€™t miss this rare opportunity to own your very own walkout bungalow in Riviera with one-of-a-kind views and premium finishes.

Come see it for yourself â€“ you wonâ€™t want to leave!

Built in 2018

Essential Information

MLS® #	A2221351
Price	\$1,077,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,424
Acres	0.13
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	194 Riviera View
Subdivision	Riviera
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0Z1

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Steam Room, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Dog Run
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Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Pie Shaped Lot, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2025
Days on Market	2
Zoning	R-LD

Listing Details

Listing Office	eXp Realty
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