

# \$1,125,000 - 50 Riviera View, Cochrane

MLS® #A2250965

**\$1,125,000**

4 Bedroom, 4.00 Bathroom, 2,676 sqft

Residential on 0.10 Acres

Riviera, Cochrane, Alberta

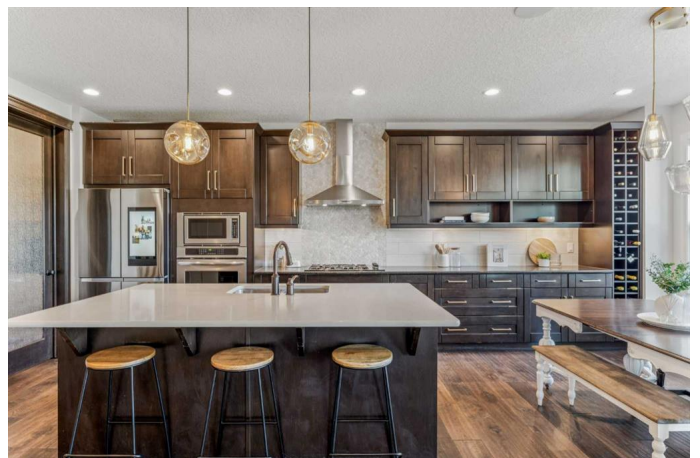
OPEN HOUSE SATURDAY AUGUST 30 from  
12PM - 3PM

Welcome to your river view retreat in the prestigious semi-estate community of Riviera! This former Trico showhome was custom designed to capture breathtaking, unobstructed views of the Bow River, Rocky Mountains, and surrounding natural reserve—“with no neighbours behind, just endless beauty and serenity right at your doorstep.

From the moment you arrive, the extra-wide custom paving stone driveway and charming curb appeal set the tone. Step inside to a grand front entry with soaring open-to-below ceilings, 7 ½” oil-rubbed hardwood floors, and floor-to-ceiling windows flooding the home with natural light while framing the stunning river views from all three levels.

The chef-inspired kitchen is perfect for entertaining, featuring an oversized island, quartz counters, maple cabinetry, built-in wine rack, stainless-steel appliances, and gas cooktop. Gather with family and friends in the living room anchored by a stone-surround gas fireplace, or step outside to the full-width rear deck and take in the sweeping views of the river valley.

Upstairs, a central bonus room separates the kids’ wing from the private primary retreat. Wake up to uninterrupted views from the primary suite and unwind in the spa-like ensuite with 10mm tile-and-glass shower, soaker tub, dual vanities, and an oversized



walk-in closet that flows directly into the laundry room with sink and storage.

The fully finished walkout basement extends your living space with 9’ ceilings, full-height windows, a second kitchen with island, gas fireplace, additional bedroom, full bath, and its own laundry—ideal for extended family, guests, or multi-generational living. Every detail has been thoughtfully designed, including quartz counters throughout, custom drapery, upgraded carpets, 8’ main floor doors, built-in speakers, dual furnaces, and two A/C units for year-round comfort. The double attached garage is equally impressive with 8’ tall doors, extra height ceilings, LED lighting, and wiring for a 220V plug—perfect for storage, hobbies, or a workshop.

Riviera is a one-of-a-kind community offering over 100 acres of natural reserve, 19 km of pathways, and direct access to the river and pedestrian bridge leading to the off-leash dog park.

This rare riverside property truly blends luxury, lifestyle, and location—an opportunity that doesn’t come along often. Don’t miss your chance to call this dream home yours!

Built in 2014

**Essential Information**

MLS® #	A2250965
Price	\$1,125,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,676
Acres	0.10
Year Built	2014
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	50 Riviera View
Subdivision	Riviera
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0Y7

### Amenities

Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front
# of Garages	2
Waterfront	River Front

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Cooktop
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Full, Walk-Out

### Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle

Construction	Concrete, Stone, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 26th, 2025
Zoning	R-LD

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.