

\$1,100,000 - 50 Riviera View, Cochrane

MLS® #A2270290

\$1,100,000

4 Bedroom, 4.00 Bathroom, 2,676 sqft

Residential on 0.10 Acres

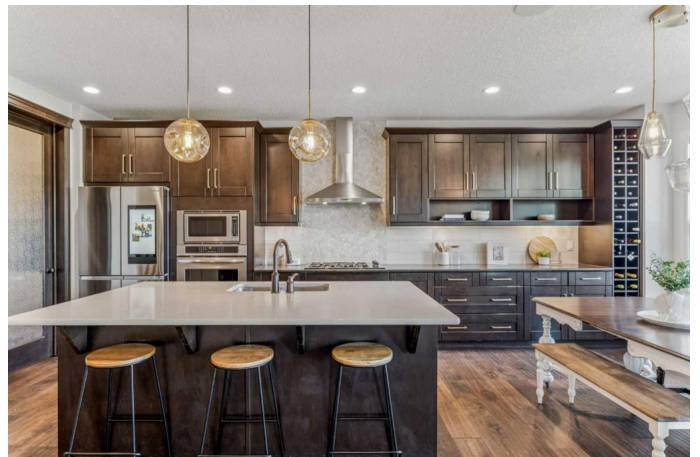
Riviera, Cochrane, Alberta

Welcome to your RIVERFRONT RETREAT in the prestigious COMMUNITY of RIVIERA! This former Trico SHOW HOME is perfectly positioned to showcase UNOBSTRUCTED VIEWS of the Bow River, Rocky Mountains, and natural reserve, with NO NEIGHBOURS BEHIND—just tranquility and nature at your doorstep.

From the curb, the EXTRA-WIDE CUSTOM PAVING STONE DRIVEWAY and elegant exterior create a striking first impression. Inside, the grand foyer with OPEN-TO-BELOW CEILINGS, 7 ½" OIL-RUBBED HARDWOOD FLOORS, and FLOOR-TO-CEILING WINDOWS fills the space with natural light while framing the stunning river valley vistas.

The chef-inspired kitchen is both stylish and functional, featuring an OVERSIZED ISLAND, QUARTZ COUNTERTOPS, MAPLE CABINETRY with a BUILT-IN WINE RACK, stainless steel appliances, and a GAS COOKTOP. The open living room, anchored by a STONE-SURROUND GAS FIREPLACE, is perfect for entertaining, and the FULL-WIDTH REAR DECK invites you to unwind while taking in the breathtaking scenery.

Upstairs, a central BONUS ROOM separates the kids'™ bedrooms from the private PRIMARY BEDROOM, which boasts



sweeping views, a spa-like ENSUITE with SOAKER TUB, 10MM TILE & GLASS SHOWER, DUAL VANITIES, and a WALK-THROUGH CLOSET connecting directly to the laundry room with sink and storage.

The FULLY FINISHED WALK-OUT BASEMENT offers additional living space with RIVER VIEWS, a KITCHENETTE WITH ISLAND, 9â€™™ ceilings, full-height windows, GAS FIREPLACE, bedroom, bathroom, and laundryâ€”ideal for extended family, guests, or multi-generational living.

Additional highlights include:

- Quartz countertops throughout
- Custom drapery & upgraded carpets
- 8â€™™ main floor doors & built-in speakers
- Dual furnaces & two A/C units for year-round comfort
- Double attached garage with 8â€™™ doors, extra-high ceiling, LED lighting, and 220V wiring

Living in Riviera offers access to the natural reserve, walking paths, the Bow River, golf, a local farmers market, and a pedestrian bridge to the off-leash dog park.

This is a rare opportunity to own a luxury riverside home that perfectly combines style, comfort, and locationâ€”donâ€™™t miss your chance to make it yours!

Built in 2014

Essential Information

MLS® #	A2270290
Price	\$1,100,000
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, Walk-In Closet(s), Stone Counters
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
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

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Backs on to Park/Green Space, Landscaped, Rectangular Lot, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 13th, 2025
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.