



# 17 Riviera Place Cochrane Alberta

\$900,000

Welcome to Riviera, an exclusive riverside community where elegance meets convenience. This exceptional residence, situated in a serene cul-de-sac, spans almost 4,000 square feet across three levels. The home's refined design is complemented by tasteful upgrades, a thoughtfully crafted floor plan and a Jayman tier 1 sample upgrade package. The main level features a versatile office or flex space and a bright dining area with deck access--perfect for enjoying your morning coffee. The chef's kitchen is a culinary delight, equipped with a large center island, granite countertops, a 36" gas cooktop, wall oven, and built-in microwave. The adjacent living room, bathed in natural light, is anchored by a gas fireplace and comfortably accommodates your furnishings. A convenient mudroom connects to the oversized, insulated garage, which offers ample space for vehicles, storage, or a workshop. Upstairs, the primary suite is a luxurious retreat, featuring a spacious bedroom, a lavish ensuite with a soaker tub, separate shower, water closet, dual vanities, and a make-up counter, complemented by two generous walk-in closets. The upper level also includes two large bedrooms, an expansive bonus room with abundant windows, a spacious laundry room, and a full bath. The finished basement, with its cozy carpet and neutral decor, offers an open and inviting space ready for your personal touch and the ability to easily add a bathroom. Additional comforts include dual furnaces for efficient heating and ample storage space in the separate furnace room. The home's exterior features durable hardboard siding, reflecting its overall quality and craftsmanship. Situated just moments from the Bow River, nature reserves, dog parks, and walking paths, this home is ideally positioned for both relaxation and recreation. Nearby amenities include Bow Valley High School, Spray Lakes Sawmills Recreation Ce...

Recreational, Games room 17.92 Ft x 12.58 Ft  
 Living room 29.08 Ft x 15.00 Ft  
 Kitchen 13.67 Ft x 11.67 Ft  
 Breakfast 14.00 Ft x 10.00 Ft  
 Dining room 14.08 Ft x 9.92 Ft  
 Living room 22.00 Ft x 14.42 Ft

Family room 20.92 Ft x 13.08 Ft  
 Laundry room 8.25 Ft x 7.42 Ft  
 Primary Bedroom 16.00 Ft x 14.50 Ft  
 Bedroom 13.17 Ft x 10.00 Ft  
 Bedroom 13.08 Ft x 10.00 Ft  
 Other 6.83 Ft x 5.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Real Broker

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See

### Mirror

100, 707-10 AVE. SW , Calgary, AB, T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

**Other** 8.58 Ft x 6.00 Ft

**Foyer** 10.75 Ft x 7.50 Ft

**2pc Bathroom** Measurements not available

**Other** 8.58 Ft x 6.83 Ft

**4pc Bathroom** Measurements not available

**5pc Bathroom** Measurements not available