



## 50 Riviera View Cochrane Alberta

\$1,085,000

Welcome to your dream home in the prestigious Riviera community! This stunning FULLY FINISHED WALKOUT residence is designed to capture BREATHTAKING VIEWS of the Bow River offering an unparalleled living experience. As you arrive, the EXTRA WIDE custom paving stone driveway welcomes you, providing ample parking for family and guests. The grand front entry boasts soaring OPEN-TO-BELOW CEILINGS, setting the stage for the elegance found throughout the home. The main floor features rich ENGINEERED HARDWOOD flooring and floor-to-ceiling windows that flood the space with LOTS OF NATURAL LIGHT, highlighting the STUNNING VIEWS from EVERY WINDOW & EVERY LEVEL on the BACK OF THE HOME. The kitchen is complete with an OVERSIZED ISLAND, QUARTZ COUNTERS, a Breakfast Bar, BUILT-IN STAINLESS STEEL APPLIANCES, and a GAS COOKTOP for those in the home that love to cook! The adjacent living room is anchored by a striking GAS FIREPLACE with a stone surround, creating a cozy yet sophisticated atmosphere. QUARTZ COUNTERTOPS throughout the home, upgraded carpets, 8' main floor doors, and built-in speakers add to the luxurious feel. Upstairs, a spacious bonus room provides a perfect separation between the master suite and the KIDS' WING. The master bedroom offers SERENE RIVER VIEWS, creating a peaceful retreat. The luxurious ensuite features a tile and glass shower, a SOAKER TUB, a DOUBLE VANITY, and an oversized WALKTHROUGH walk-in closet that conveniently connects to the laundry room, complete with extra storage and a sink. The fully finished WALKOUT basement equipped as a LEGAL SUITE offering versatility and an additional living space which includes a FULL KITCHEN with an ISLAND, living room with a cozy GAS FIREPLACE with a beautiful surround, a bedroom with a full bathroom and a separate laundry room from upstairs. This home is equipped with two furnaces and two AIR CONDITIONERS comfor...

Storage 6.42 Ft x 6.25 Ft  
Furnace 12.25 Ft x 10.50 Ft  
Bedroom 14.75 Ft x 9.92 Ft  
3pc Bathroom 9.42 Ft x 6.33 Ft  
Kitchen 14.25 Ft x 9.00 Ft  
Living room 16.67 Ft x 14.25 Ft

Office 10.67 Ft x 9.92 Ft  
Foyer 9.75 Ft x 9.75 Ft  
Other 10.50 Ft x 6.08 Ft  
2pc Bathroom 8.00 Ft x 5.17 Ft  
Bonus Room 22.00 Ft x 15.58 Ft  
Laundry room 8.92 Ft x 7.00 Ft

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Listing Presented By:



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Laundry room 10.08 Ft x 5.92 Ft

Kitchen 13.25 Ft x 11.50 Ft

Dining room 13.25 Ft x 10.25 Ft

Living room 15.92 Ft x 13.50 Ft

Primary Bedroom 16.92 Ft x 14.33 Ft

Bedroom 12.92 Ft x 10.00 Ft

Bedroom 10.92 Ft x 9.92 Ft