



## 50 Riviera View Cochrane Alberta

\$1,125,000

OPEN HOUSE SATURDAY SEPTEMBER 13, 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 1/2" 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 kid's 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...

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