



# 148 Riviera Way Cochrane Alberta

\$833,700

Lovely, Large, Well Maintained Jayman-built home situated in the prestigious neighbourhood of Riviera, nestled alongside the Bow River in Cochrane. This house has over 3440 square feet of living space including the remarkable fully finished basement which boasts a huge bedroom with walk-in closet, entertainment centre/family room (pre-wired for surround sound system) & large 4 piece bathroom. It is an open concept design with gorgeous hardwood flooring, a spacious great room with an impressive gas fireplace featuring a modern mantle & tile surround. The gourmet kitchen contains ample quartz counter space, built in stainless steel appliance package (gas stovetop), & maple stained cabinetry surrounding a central granite-topped island. A raised eating bar borders the dining area which is surrounded by big windows & allows viewing of the well treed private backyard or elevated deck. The large entryway & well situated powder room complete the main floor. Upstairs is a large central bonus room for your family to enjoy. The primary suite offers a luxurious ensuite with soaker tub, shower, double walk-in closets plus makeup vanity. Two more well sized bedrooms share the upper level space - perfect for the kids, or guests or yourself as an office or den. The second floor also offers a conveniently placed laundry room & 4-piece bathroom. Top quality touches include ceramic tile in all bathrooms, plus front & rear entrances, Hunter Douglas window coverings, extra stair railings, BBQ gas line, 9 ft. basement ceilings, & dual high efficiency Lennox furnaces. Riviera is an awesome community with nearby playground plus riverside & forested pathways. It is a short distance from schools, dog parks, a pedestrian bridge, the SLS sports complex, Cochrane Golf club & all downtown amenities. Schedule a viewing soon to personally appreciate all that this incredible property &...

Bedroom 14.92 Ft x 11.50 Ft  
 4pc Bathroom 13.67 Ft x 4.92 Ft  
 Family room 18.42 Ft x 13.67 Ft  
 Kitchen 15.83 Ft x 10.92 Ft  
 Living room 13.92 Ft x 12.92 Ft  
 Dining room 12.58 Ft x 8.92 Ft

2pc Bathroom 5.33 Ft x 4.75 Ft  
 Laundry room 8.83 Ft x 6.42 Ft  
 Primary Bedroom 13.92 Ft x 12.58 Ft  
 Bedroom 11.58 Ft x 10.75 Ft  
 Bedroom 11.42 Ft x 9.92 Ft  
 5pc Bathroom 11.83 Ft x 9.92 Ft

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

Listing Presented By:



Originally Listed by:  
MaxWell Canyon Creek

**RE/MAX Realty Professionals**

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Other 7.75 Ft x 7.33 Ft

4pc Bathroom 10.25 Ft x 4.92 Ft