



196 Riviera Way Cochrane Alberta

\$914,900

Steps from the Bow River Pathway System and surrounded by green space, this beautifully developed Riviera home offers a rare combination of privacy, nature, and space. Tucked into one of Cochrane's most peaceful pockets in the community of River Song, this sought-after neighbourhood is known for its scenic walking trails, abundant wildlife, and quiet streets while remaining just minutes from schools, parks, shopping, and everyday amenities. Built in 2018 and offering over 3,600 sq ft of developed living space, this spacious home features 6 Bedrooms and 4 Bathrooms, creating an ideal layout for growing families, guests, or multiple Home Offices. A welcoming Foyer opens into the bright and open Great Room, where oversized windows flood the Main Floor with natural light. The chef-inspired Kitchen is thoughtfully designed for both everyday living and entertaining, featuring KitchenAid Chef Series Appliances, including a Gas Cooktop, Built-In Oven, Hood Fan, and Dishwasher. Dual Islands provide exceptional prep space, storage, and seating, making this Kitchen the natural gathering place for family and friends. The Dining Area flows into the inviting Living Room, where a cozy Gas Fireplace creates the perfect setting for quiet evenings or larger gatherings. Built-In Speakers throughout the home, along with Outdoor Speakers on the deck, enhance the atmosphere for entertaining. Step outside to the impressive 20' x 18' Composite Deck, overlooking the treed backyard that provides privacy and a peaceful outdoor setting. Designed for relaxing evenings and summer gatherings, the deck is also wired for a future Hot Tub. Upstairs, the Primary Bedroom offers a spacious retreat with room for a King-sized bed and seating area. The spa-inspired Ensuite features Dual Vanities, a Makeup Counter, Large Soaker Tub, Stand-Up Shower, and two generous Walk-In Closets. A centrally located Bonus Ro...

- 4pc Bathroom 9.75 Ft x 6.17 Ft
- Bedroom 9.83 Ft x 17.25 Ft
- Bedroom 13.67 Ft x 8.42 Ft
- Bedroom 13.67 Ft x 17.25 Ft
- Furnace 9.92 Ft x 13.42 Ft
- 2pc Bathroom 7.92 Ft x 3.00 Ft

- 4pc Bathroom 13.17 Ft x 11.75 Ft
- 5pc Bathroom 15.08 Ft x 4.92 Ft
- Bedroom 16.08 Ft x 12.83 Ft
- Bedroom 15.17 Ft x 12.75 Ft
- Family room 15.50 Ft x 13.42 Ft
- Laundry room 5.75 Ft x 8.33 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

<https://www.rockyviewrealestate.ca/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Dining room 13.08 Ft x 17.33 Ft

Foyer 10.83 Ft x 12.92 Ft

Kitchen 20.83 Ft x 14.50 Ft

Living room 12.00 Ft x 17.33 Ft

Primary Bedroom 11.58 Ft x 17.83 Ft

Storage 5.67 Ft x 4.33 Ft

Other 7.92 Ft x 5.58 Ft