



# 206 Riviera View Cochrane Alberta

\$875,000

Welcome to this stunning smart-enabled home in the prestigious community of Riviera, where timeless style blends seamlessly with modern convenience. A bright OPEN-TO-BELOW foyer welcomes you with expansive windows and beautiful EXPOSED CEILING BEAMS that highlight the home's architectural charm. The main floor offers a dedicated OFFICE, a stylish powder room, and added ease with the NEST SMART SYSTEM. The gourmet kitchen serves as the centrepiece, showcasing UPGRADED APPLIANCES, a gas cooktop with chimney hood fan, an oversized island, and STRIKING FEATURE WALLS. The adjoining living room is warm and inviting with its GAS FIREPLACE and airy, light-toned finishes. Upstairs, a bright bonus room with CUSTOM FEATURE WALLS provides flexible living space. The west-facing kids' bedrooms offer cozy SHIPLAP DETAILS, while the primary bedroom is a luxurious haven—complete with its own FIREPLACE, TINTED WINDOWS, AUTOMATIC BLINDS, and a spa-like 5-PIECE ENSUITE with soaker tub, tiled shower, and a WALK-THROUGH CLOSET with BARN DOOR and CUSTOM ORGANIZERS. The FULLY DEVELOPED BASEMENT is designed for hosting and relaxation, featuring 9-ft CEILINGS, a WET BAR with BAR FRIDGE, a spacious THEATRE ROOM enhanced by UNIQUE BEAMS, and ABUNDANT STORAGE. Step into your west-facing backyard, PROFESSIONALLY LANDSCAPED with an ELEVATED COMPOSITE DECK and GLASS RAILINGS, PERGOLA, STONE GAS FIRE PIT, and mature trees lining the PIE-SHAPED LOT for enhanced privacy—perfect for relaxing or entertaining. NOTABLE FEATURES: o Multiple custom feature walls o Brand-new air conditioning o Automatic blinds & smart-home integration o Engineered hardwood flooring o West-facing, fully landscaped yard Experience the best of Riviera living—surrounded by natural beauty, river pathways, and a true family-friendly environment. (id:6769)

Recreational, Games room 23.83 Ft x 18.50 Ft

Other 8.33 Ft x 2.17 Ft

Furnace 12.83 Ft x 8.42 Ft

Storage 5.58 Ft x 3.42 Ft

3pc Bathroom 8.33 Ft x 6.75 Ft

2pc Bathroom 6.83 Ft x 2.83 Ft

Bonus Room 15.17 Ft x 13.67 Ft

Laundry room 6.92 Ft x 5.58 Ft

Primary Bedroom 14.92 Ft x 13.42 Ft

Bedroom 12.33 Ft x 10.92 Ft

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**Kitchen** 14.50 Ft x 10.92 Ft  
**Dining room** 13.33 Ft x 9.92 Ft  
**Living room** 15.83 Ft x 11.83 Ft  
**Office** 8.17 Ft x 5.75 Ft

**Bedroom** 12.33 Ft x 10.92 Ft  
**4pc Bathroom** 10.67 Ft x 4.92 Ft  
**5pc Bathroom** 14.17 Ft x 10.92 Ft